



## BRAND NEW DOLLAR GENERAL PLUS!

REPRESENTATIVE STORE

HIGHWAY 50, STAFFORD, KS 67578

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY LISTED BY:

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## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

BANG REALTY, INC.

11427 REED HARTMAN HWY #236

CINCINNATI, OH 45241

513.657.3645



## INVESTMENT SUMMARY

List Price:	\$1,664,523
Current NOI:	\$89,052.00
Initial Cap Rate:	5.35%
Land Acreage:	1.38 +/-
Year Built	2021
Building Size:	10,640 SF
Price PSF:	\$156.44
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.35%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,640 SF. Dollar General **PLUS** store located in Stafford, Kansas. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 4 (5 Year) Options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store is under construction with rent on track to being in December 2021.

This Dollar General is highly visible as it is strategically positioned on the corner of S Main Street and Highway 50 which sees 2,404 cars per day, with no competition in over 11 miles. The ten mile population from the site is 2,556 while the three mile average household income is \$51,579 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store. List price reflects a 5.35% cap rate based on the NOI of \$89,052.



**PRICE** \$1,664,523



**CAP RATE** 5.35%



**LEASE TYPE** Absolute NNN



**TERM REMAINING** 15 Years

## INVESTMENT HIGHLIGHTS

- **15 Year Absolute NNN Lease | Zero Landlord Responsibilities**
- 4 (5 Year) Options | 10% Increases At Each Option
- **Corner Location | Plus Size Prototype Construction**
- Three Mile Household Income \$51,579
- Ten Mile Population 2,404
- **2,404 Cars Per Day on Highway 50**
- Investment Grade Dollar Store With “BBB” Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **No Competition Within 11+ Miles**

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$89,052.00	\$8.37
<b>Gross Income</b>	<b>\$89,052.00</b>	<b>\$8.37</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$89,052.00</b>	<b>\$8.37</b>

## PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.38 +/- Acres
Building Size:	10,640 SF
Traffic Count:	2,404
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$89,052.00
Rent PSF:	\$8.37
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	12/6/2021
Lease Expiration Date:	12/31/2036
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



**GROSS SALES:**  
\$33.7 BILLION



**STORE COUNT:**  
17,000+



**GUARANTOR:**  
DG CORP



**S&P:**  
BBB



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,640	12/6/2021	12/31/2031	\$89,052	100.0	\$8.37
			Option 1	\$97,968		\$9.21
			Option 2	\$107,760		\$10.13
			Option 3	\$118,536		\$11.14
			Option 4	\$130,392		\$12.25
Totals/Averages	10,640			\$89,052		\$8.37



TOTAL SF  
10,640



TOTAL ANNUAL RENT  
\$89,052



OCCUPANCY RATE  
100%



AVERAGE RENT/SF  
\$8.37



NUMBER OF TENANTS  
1



# DOLLAR GENERAL

HIGHWAY 50, STAFFORD, KS 67578

 FORTIS NET LEASE™



**55% NET INCOME**

INCREASE FROM 19-20



**1,050 STORES**

OPENING IN 2021



**\$33.7 BIL**

IN SALES



**82 YEARS**

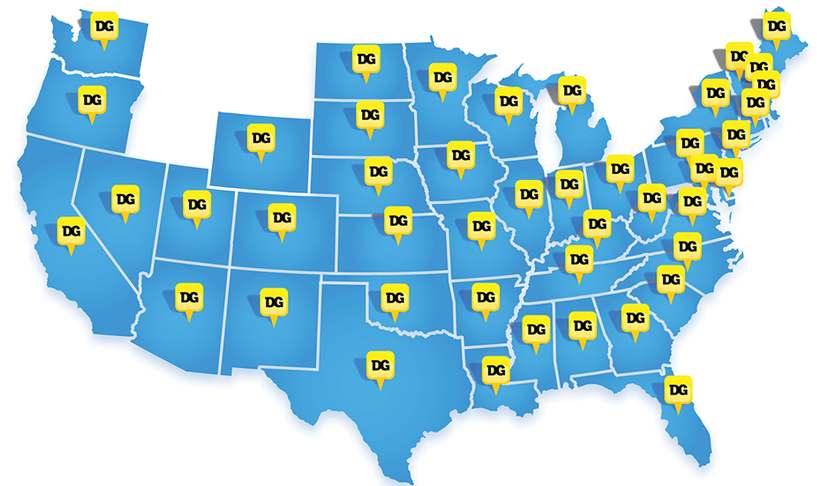
IN BUSINESS



**31 YEARS**

SAME STORE GROWTH

**DOLLAR GENERAL** is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 17,000+ stores with more than 140,000 employees, located across 44 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,000 new stores in 2020, and planning to open an additional 1,050 in 2021. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



**17,000+ STORES ACROSS 46 STATES**







## PROXIMITY TO POINTS OF INTEREST



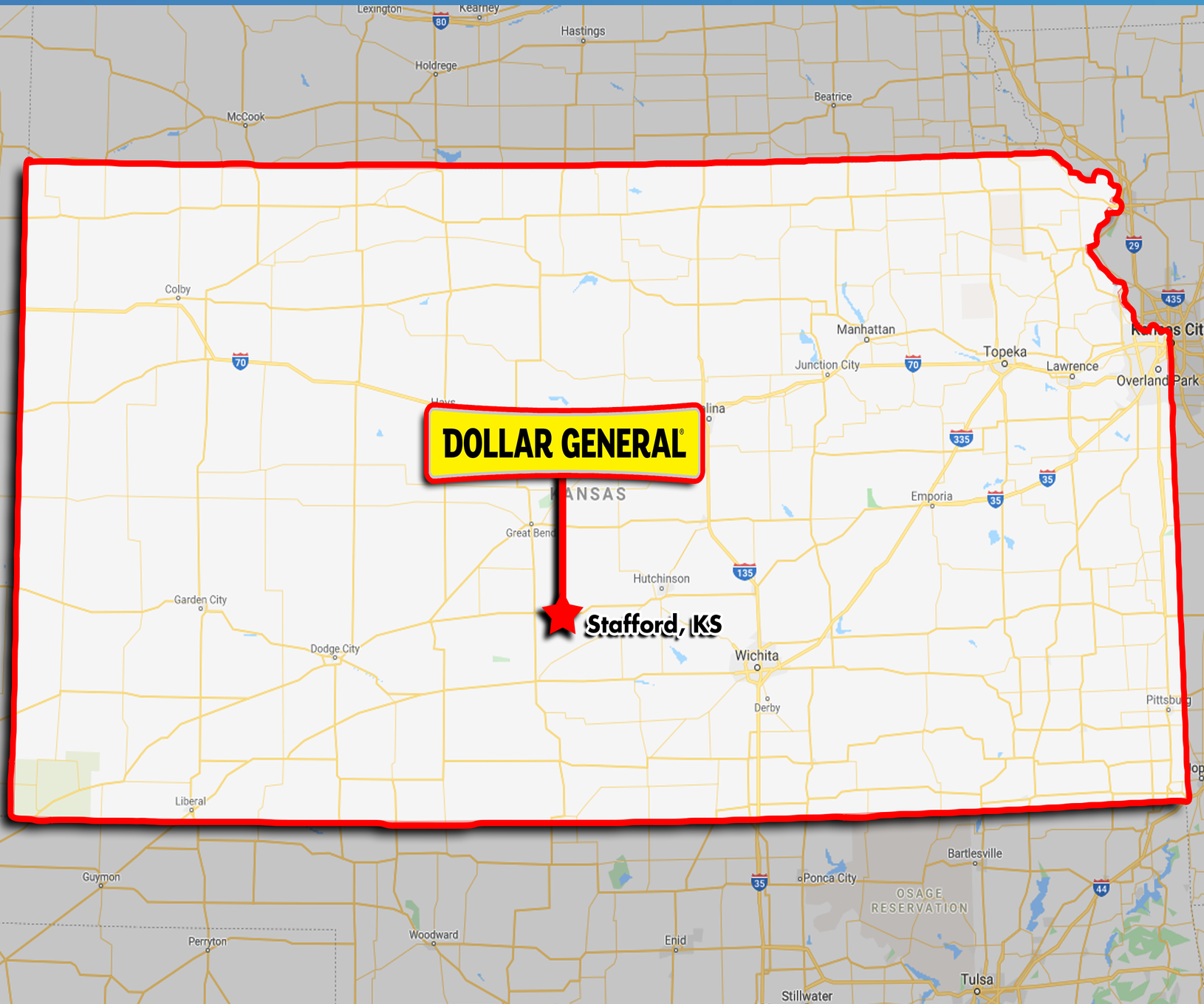
**Dodge City  
Regional  
Airport**  
79 Miles



**Wichita,  
Kansas**  
86 Miles



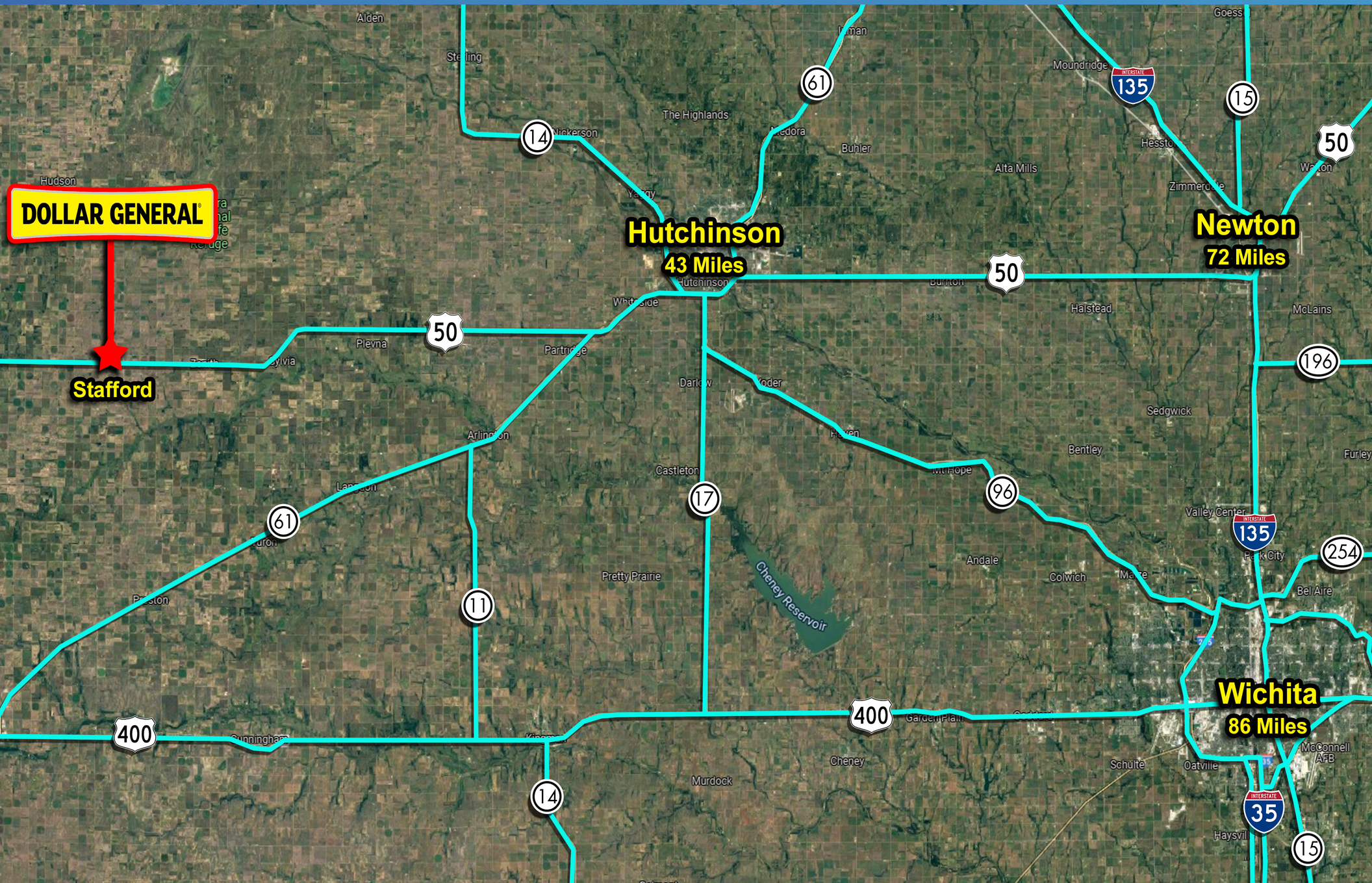
**Hutchinson,  
Kansas**  
43 Miles





# DOLLAR GENERAL

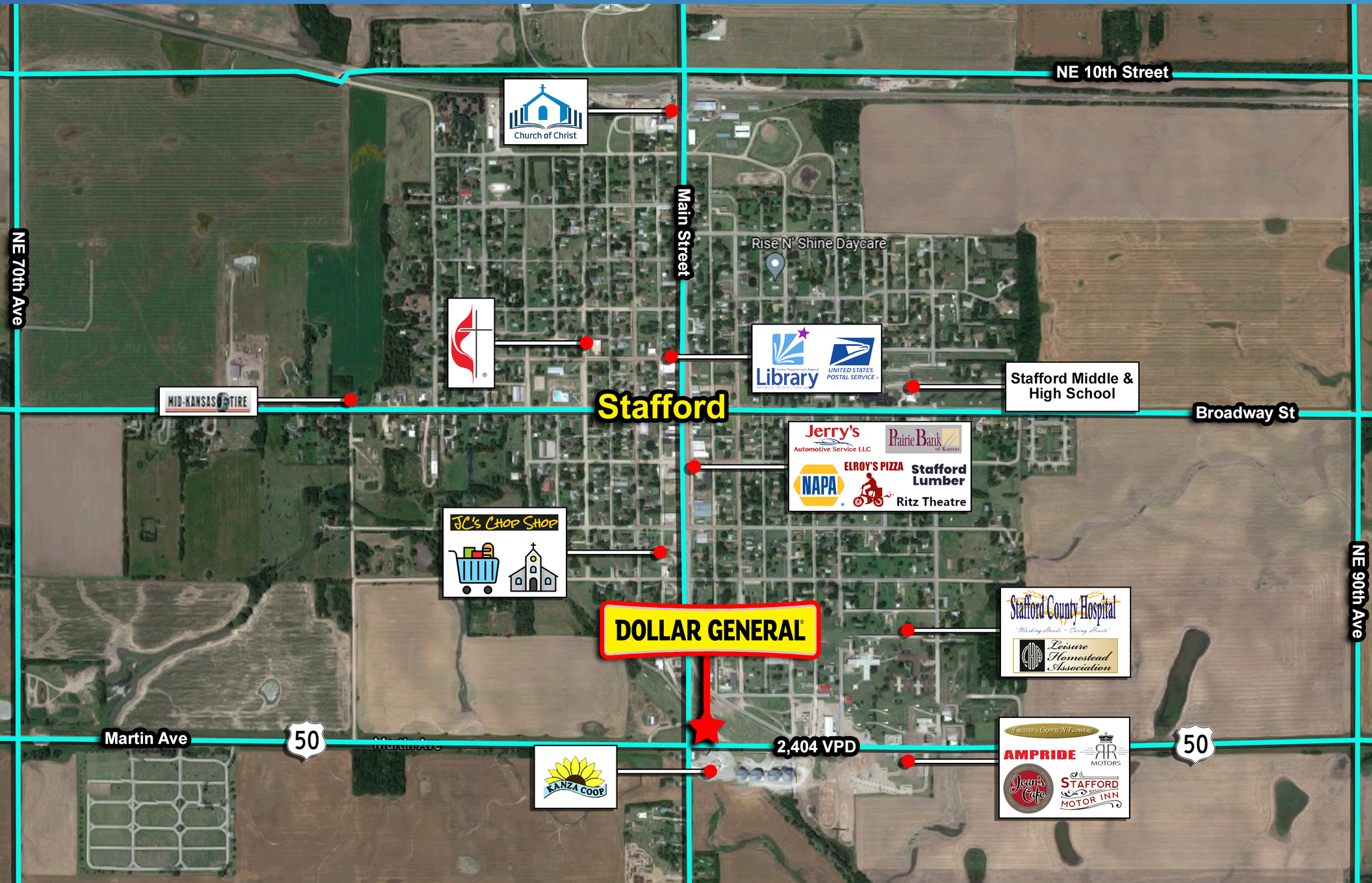
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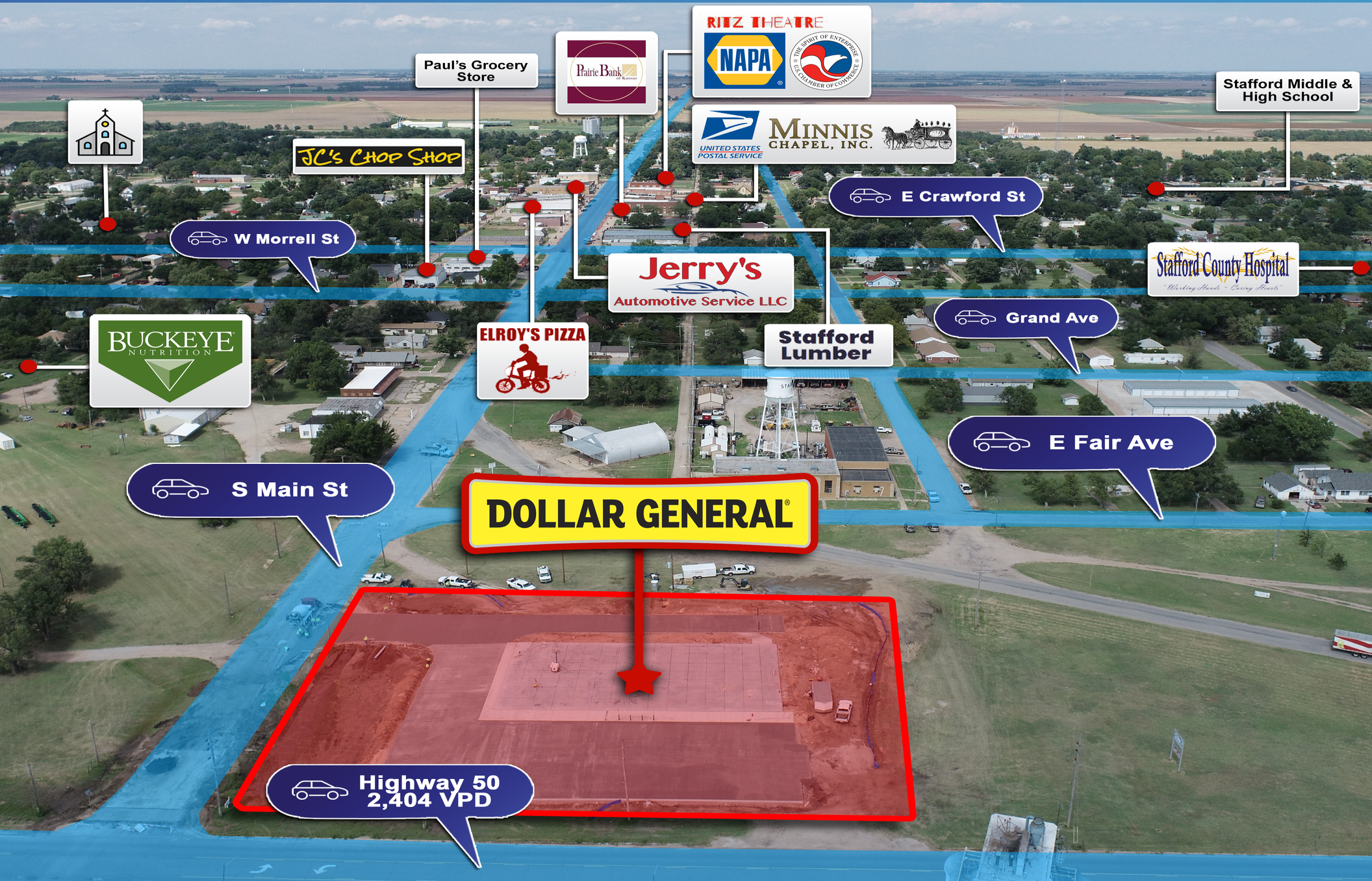




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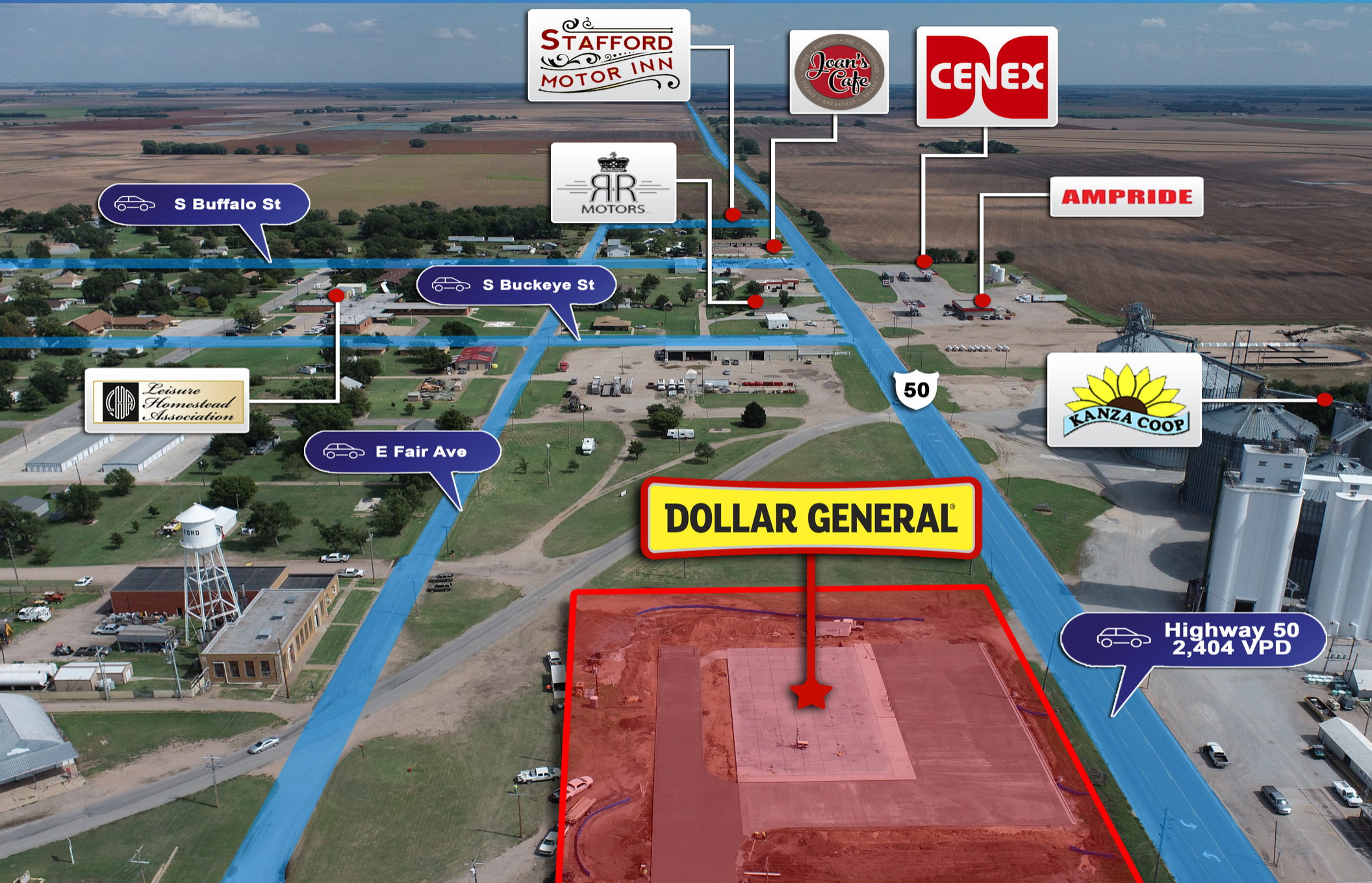




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Stafford is a city in Stafford County, Kansas. Stafford was founded in 1878. Like Stafford County, the city was named for Lewis Stafford, a casualty in the Civil War. Stafford was destroyed by a tornado in 1882, and rebuilt within a year. Stafford was incorporated as a city in 1885. The Atchison, Topeka and Santa Fe railroad depot, built in 1911, was slated to be demolished in late 2016 but was ultimately saved by last-minute petition from the Stafford community.

Stafford is a little community with a lot of spirit. Many know Stafford as the 'Gateway to Quivira', but you'll find much more when you explore this charming town. From the extensive (and architecturally interesting) Stafford County Historical Museum to the world's best pizza at Elroy's you'll fall for this classic, All-American town.

Don't forget to visit during the first weekend of October! Stafford's Oktoberfest celebration is a good time for all, with events ranging from the famous 'Weiner Dog Races' (yep... it's as cute and hilarious as it sounds), pumpkin roll races, vendors, food trucks, local music, music bingo, and a show-stopping parade, Oktoberfest is a celebration the entire family will love.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	1,094	1,184	2,556
Median Age	46.6	47.0	45.2
# Of Persons Per HH	2.0	2.0	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	519	559	1,133
Average HH Income	\$51,579	\$52,970	\$65,439
Median House Value	\$56,267	\$58,310	\$65,246
Consumer Spending	\$13.1 M	\$14.4 M	\$32.2 M







TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

*Click to Meet Team Fortis*

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