



DOLLAR GENERAL IN THE COLUMBUS MARKET

ACTUAL STORE

9035 NATIONAL ROAD SW, ETNA, OH 43062

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INVESTMENT SUMMARY

List Price:	\$1,861,200
Current NOI:	\$93,060.00
Initial Cap Rate:	5.00%
Land Acreage:	+/- 1.0
Year Built	2021
Building Size:	9,100 SF
Price PSF:	\$204.53
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.00%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Etna, Ohio. The property is secured with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains Four (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 has been open & operating successfully since February of 2021.

This Dollar General is highly visible and it is strategically positioned on National Road SW which sees 8,954 cars per day. The site is across the street from the local Intermediate, Middle, & High Schools. The five mile population from the site is 33,039 while the one mile average household income is \$115,143 per year, making this location ideal for a Dollar General. This area is experiencing great growth with the 1 mile population growth rate at 6.28%. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a 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 5.00% cap rate based on NOI of \$93,060.



PRICE \$1,861,200



CAP RATE 5.00%



LEASE TYPE Absolute NNN



TERM REMAINING 14.5 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease | Zero Landlord Responsibilities
- **2021 BTS Construction | Columbus Market**
- **Across From Local Intermediate, Middle, & High Schools**
- Four (5 Year) Options | 10% Rent Increase at Each Option
- **One Mile Household Income \$115,143**
- **Five Mile Population 33,039 | Expected 5.33% Growth**
- **8,954 Cars Per Day on National Road SW**
- Investment Grade Dollar Store With “BBB” Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **No Competition Within 5 Miles**
- **Only 3 Miles from the Amazon Fulfillment Center | 4,000+ Employees**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$93,060.00	\$10.23
Gross Income	\$93,060.00	\$10.23
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$93,060.00	\$10.23

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	+/- 1.0 Acre
Building Size:	9,100 SF
Traffic Count:	8,954
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$93,060.00
Rent PSF:	\$10.23
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/10/2021
Lease Expiration Date:	2/28/2036
Lease Term Remaining:	14.5 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+

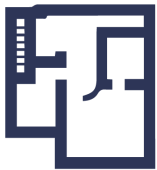


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	2/10/2021	2/28/2036	\$93,060.00	100.0	\$10.23
			Option 1	\$102,366.00		\$11.25
			Option 2	\$112,602.60		\$12.37
			Option 3	\$123,862.86		\$13.61
			Option 4	\$136,249.15		\$14.97
Totals/Averages	9,100			\$93,060.00		\$10.23



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$93,060



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$10.23



NUMBER OF TENANTS
1

DOLLAR GENERAL

9035 NATIONAL ROAD SW, ETNA, OH 43062

 FORTIS NET LEASE™



55% NET INCOME

INCREASE FROM 19-20



1,050 STORES

OPENING IN 2021



\$33.7 BIL

IN SALES



82 YEARS

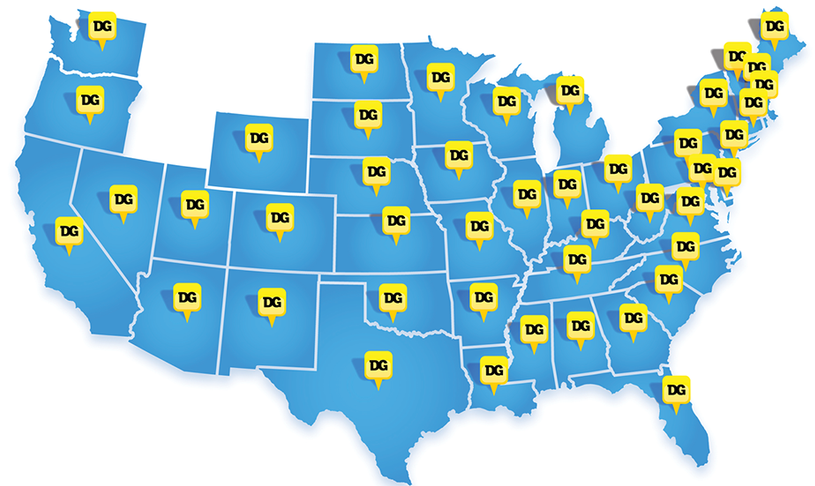
IN BUSINESS



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

DOLLAR GENERAL

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 FORTIS NET LEASE™





PROXIMITY TO LOCAL ATTRACTIONS



21 Miles
Rickenbacker
Intern. Airport



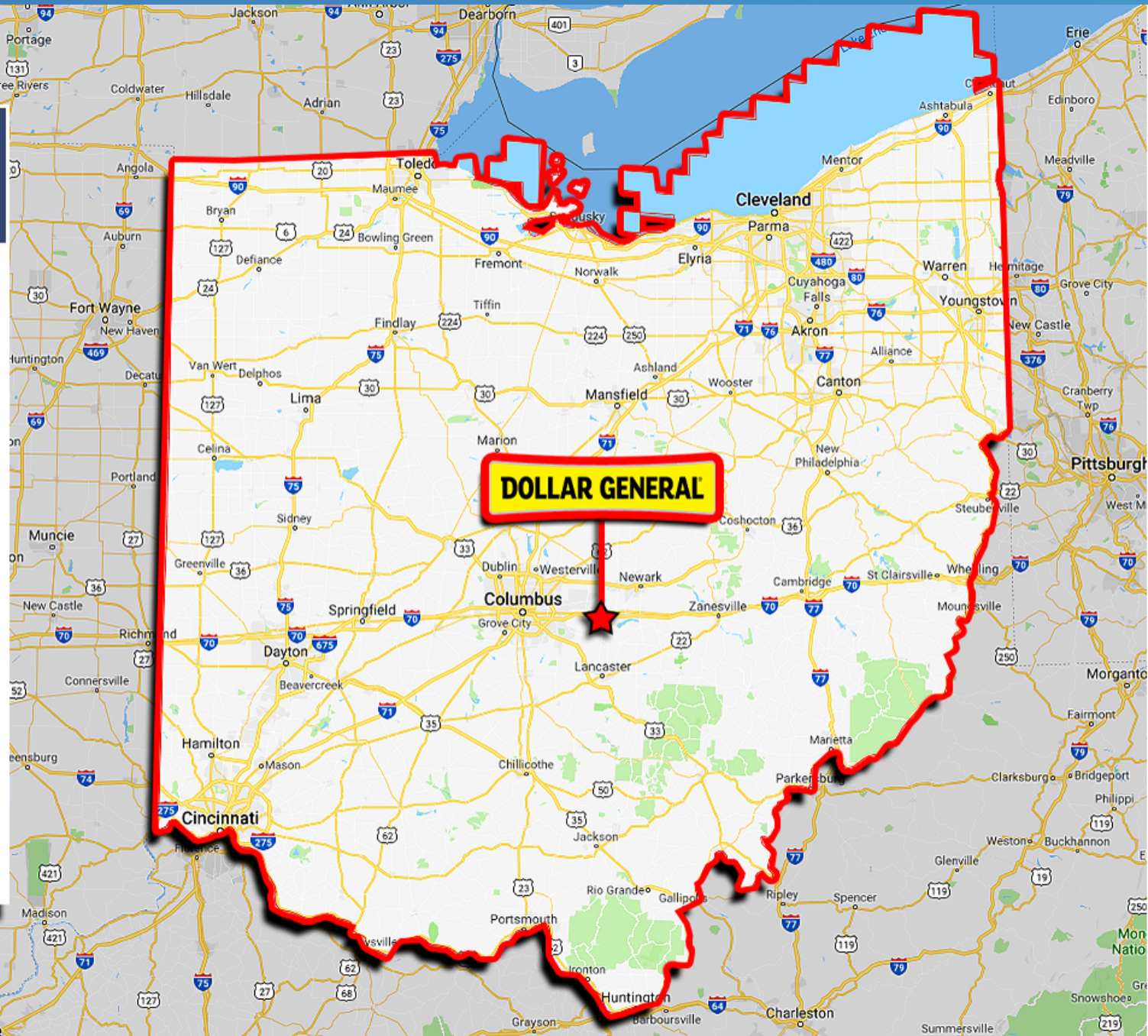
124 Miles
Cincinnati,
OH



21 Miles
Columbus,
Ohio



21 Miles
Ohio University
Lancaster
Campus



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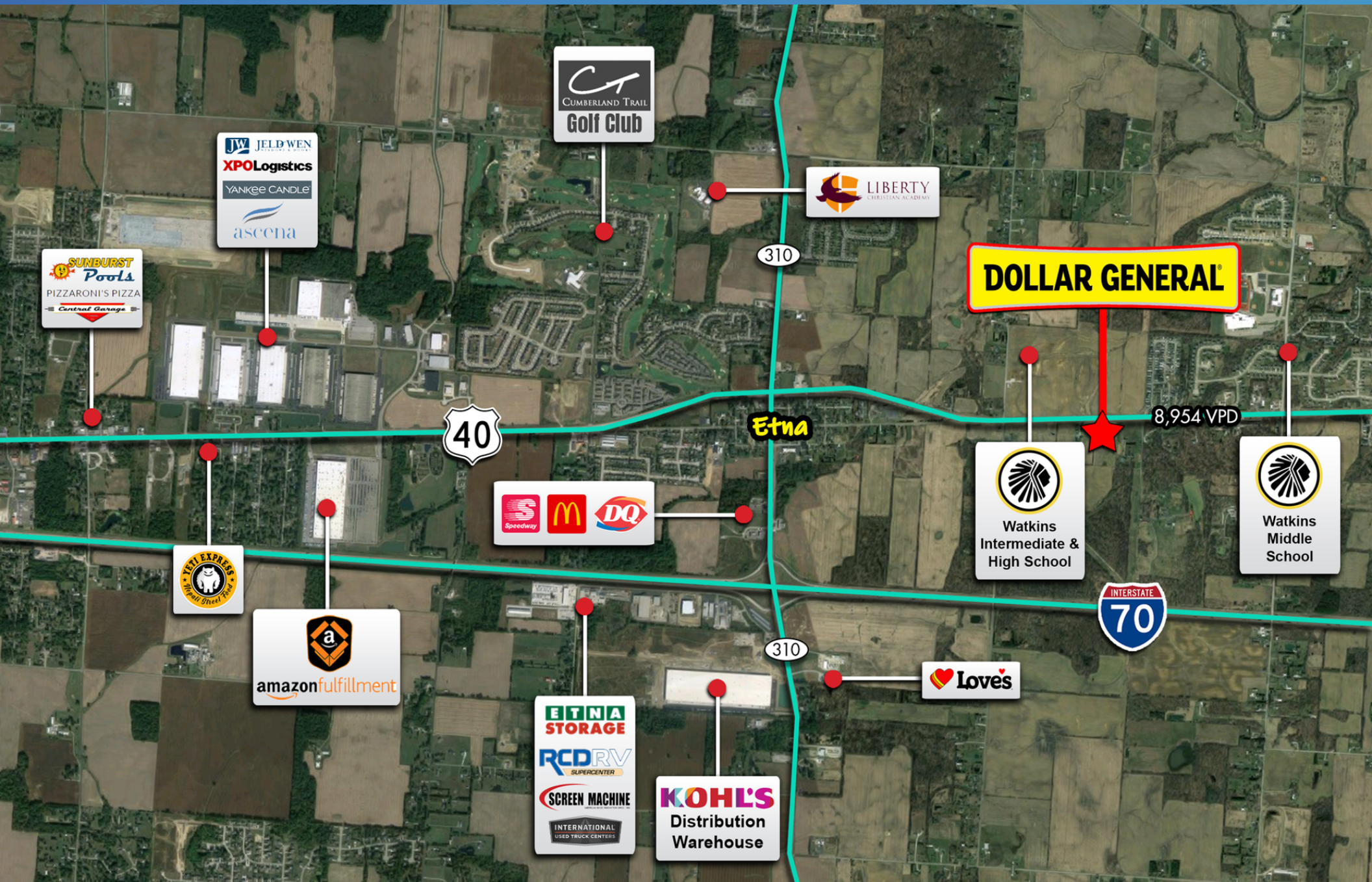
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Etna (formerly Carthage) is an unincorporated community and census-designated place (CDP) in Licking County, Ohio (County Courthouse pictured above). As of the 2010 census it had a population of 1,215. It lies at an elevation of 1,069 feet at the intersection of U.S. Route 40 and State Route 310. It was listed as a census-designated place in 2010.

Etna was originally called "Carthage", under which name it was laid out in 1832 when the National Road was being built to that point. The present name is derived from Etna Township. A post office called Etna has been in operation since 1833.

Etna Township is an attractive community with a rural atmosphere and a growing number of friendly neighborhoods and successful business developments. It is located in the southwest corner of Licking County on the fringe of the Columbus urbanized area.

POPULATION	1 MILES	3 MILES	5 MILES
Total Population 2021	1,926	13,434	33,039
Total Population 2026	2,047	14,089	34,800
Population Growth Rate	6.28%	4.88%	5.33%
Median Age	41.3	38.8	41.0
# Of Persons Per HH	2.7	2.6	2.7
HOUSEHOLDS & INCOME	1 MILES	3MILES	5 MILES
Total Households	713	5,041	12,193
Average HH Income	\$115,143	\$96,021	\$105,653
Median House Value	\$233,333	\$226,572	\$235,943
Consumer Spending	\$28.3 M	\$177.9 M	\$456.6 M





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,300+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

Click to Meet Team Fortis

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