



NEW DOLLAR GENERAL SEEING 7,405 VPD!

ACTUAL SITE WITH SUPERIMPOSED SIGNAGE

7700 SOUTH BROADWAY, SAINT LOUIS, MO 63111

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Farmington Hills, MI 48334
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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.

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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:	\$1,601,351
Current NOI:	\$91,277.00
Initial Cap Rate:	5.70%
Land Acreage:	0.55 +/-
Year Renovated:	2021
Building Size:	7,933 SF
Price PSF:	\$201.86
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	5.70%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 7,933 SF. retrofit Dollar General store located in St. Louis, Missouri. This all brick building was a former Family Dollar store and although the store experienced above average sales, there are 9 (Dollar Tree/Family Dollar) stores within a 5 mile radius and thus, corporate chose to shutter the store. The property offers a Ten (10) Year Double Net (NN) Lease, leaving minimal 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 is under construction with rent on track to commence in January of 2022.

This Dollar General is highly visible as it is strategically positioned on the corner of E. Schirmer St. and S. Broadway which sees 7,405 cars per day. It sits only 1.5 miles from the River City Casino Hotel which has 90,000 SF of gaming. The five mile population from the site is 233,066 while the one mile average household income is \$54,757 per year, making this location ideal for a Dollar General. The consumer spending within a 5 mile radius is \$2.8 Billion! 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 5.70% cap rate based on the NOI of \$91,277.00.



PRICE \$1,601,351



CAP RATE 5.70%



LEASE TYPE Double Net (NN)



TERM REMAINING 10 Years

INVESTMENT HIGHLIGHTS

- New 10 Year Double Net (NN) Lease | Minimal Landlord Responsibilities
- 4 (5 Year) Options | 10% Increases At Each Option
- Retrofit Construction | Former Family Dollar
- One Mile Household Income \$54,757
- **Five Mile Population 233,066**
- **Five Mile Consumer Spending \$2.8 Billion**
- **7,405 Cars Per Day on S Broadway**
- **Located 1.5 Miles from River City Casino Hotel | 90K SF of Gaming**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 31 Straight Years of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$92,070.00	\$11.61
PL Reimbursement	\$5,400.00	\$0.68
Gross Income	\$97,470.00	\$12.29
EXPENSE		PER SF
Reserve	\$793	\$0.10
PL Maint	\$5,400	\$0.68
Gross Expenses	\$6,193	\$0.78
NET OPERATING INCOME	\$91,277.00	\$11.51

PROPERTY SUMMARY

Year Built:	2013
Year Renovated:	2021
Lot Size:	0.55 +/- Acre
Building Size:	7,933 SF
Traffic Count:	7,405
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	All Brick Retrofit
Parking Lot:	Asphalt
# of Parking Spaces	26
Warranties	Construction
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$92,070.00
Rent PSF:	\$11.61
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	1/15/2022
Lease Expiration Date:	1/31/2032
Lease Term Remaining:	10 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	7,933	1/15/2022	1/31/2032	\$92,070	100.0	\$11.61
			Option 1	\$101,280		\$12.76
			Option 2	\$111,408		\$14.04
			Option 3	\$122,544		\$15.44
			Option 4	\$134,796		\$16.99
Totals/Averages	7,933			\$92,070		\$11.61



TOTAL SF
7,933



TOTAL ANNUAL RENT
\$92,070.00



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$11.61



NUMBER OF TENANTS
1

DOLLAR GENERAL

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 FORTIS NET LEASE™



55% NET INCOME

INCREASE FROM 19-20



1,050 STORES

OPENING IN 2021



\$33.7 BIL

IN SALES



82 YEARS

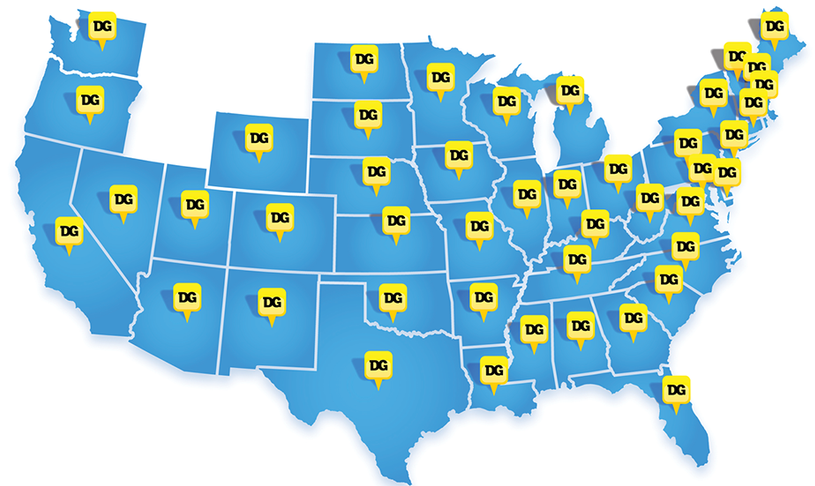
IN BUSINESS



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.

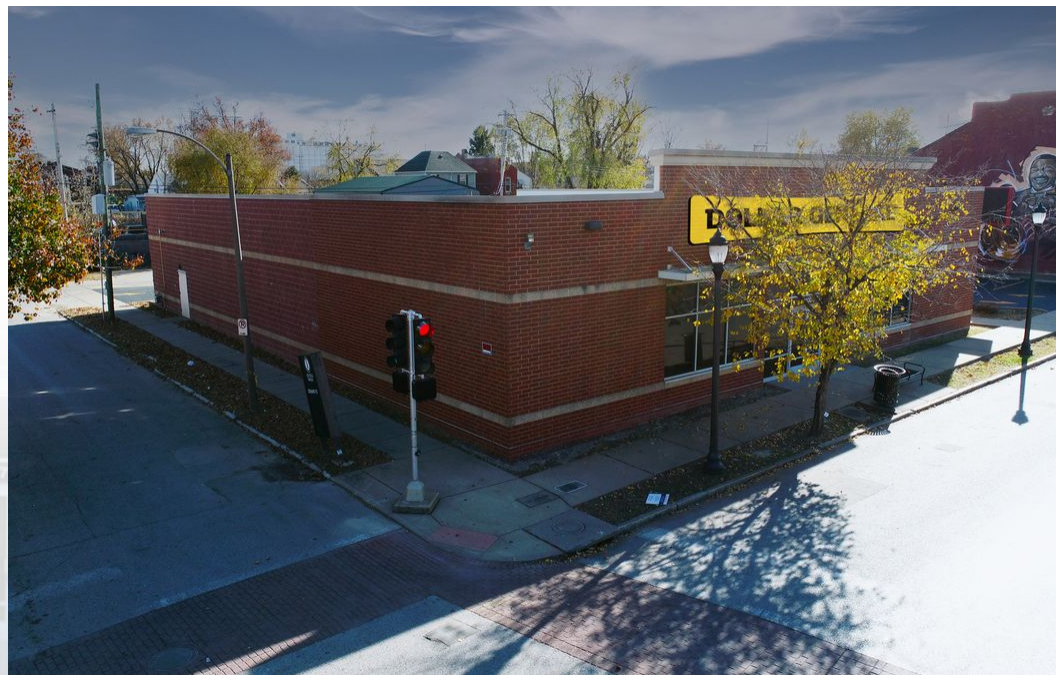


17,000+ STORES ACROSS 46 STATES

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 FORTIS NET LEASE™





PROXIMITY TO LOCAL ATTRACTIONS



20 Miles
St. Louis
Lambert
Int'l Airport



7 Miles
Downtown
St. Louis, MO

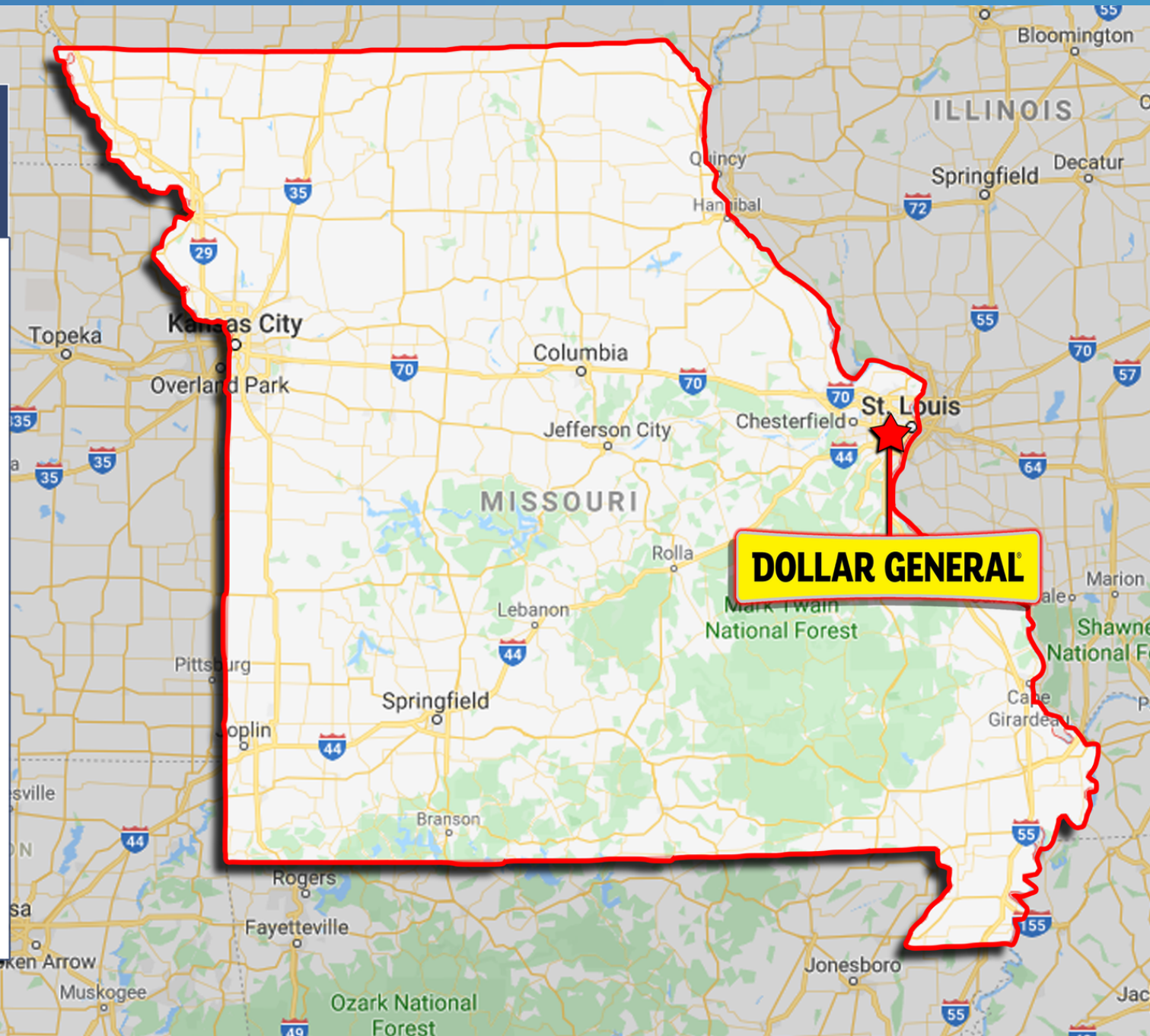


253 Miles
Kansas City,
MO



SAINT LOUIS
UNIVERSITY.

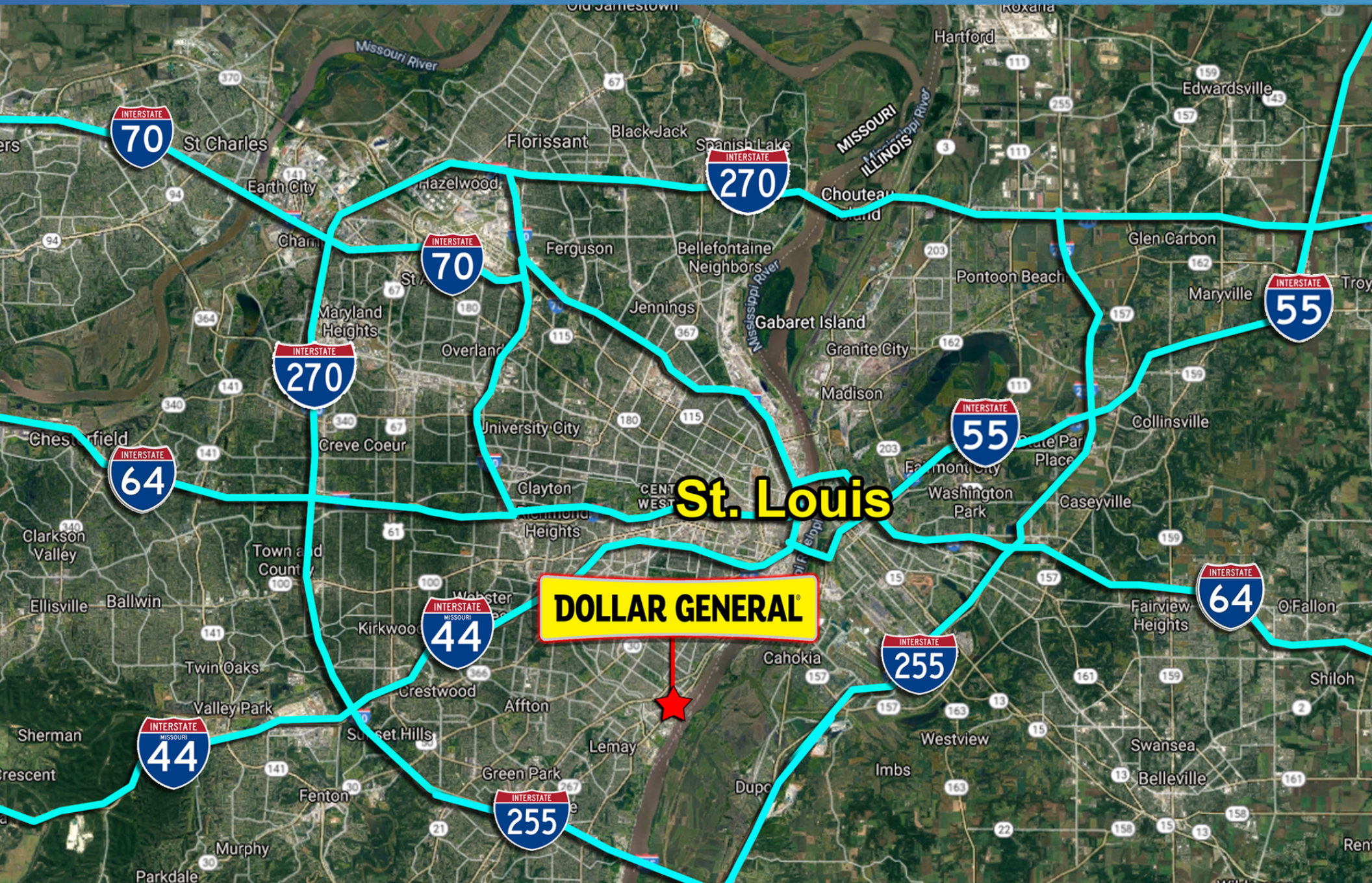
8 Miles
Saint Louis
University



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FORTIS NET LEASE™





St. Louis is a city in Missouri, on the western bank of the Mississippi River, which forms the state line between Illinois and Missouri. The Missouri River merges with the Mississippi River 15 river miles north of Downtown St. Louis, forming the fourth-longest river system in the world. In 2019, the estimated population was 300,576, and of the bi-state metropolitan area, 2,804,724. Greater St. Louis is the largest metropolitan area in Missouri, second-largest in Illinois, seventh-largest in the Great Lakes Megalopolis, and the 22nd-largest in the United States.

A "Gamma" global city with a metropolitan GDP of more than \$160 billion in 2017, metropolitan St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. It is home to nine of the ten Fortune 500 companies based in Missouri. Major companies headquartered or with significant operations in the city include Ameren Corporation, Peabody Energy, Nestlé Purina PetCare, Anheuser-Busch, Wells Fargo Advisors, Stifel Financial, Spire, Inc., MilliporeSigma, FleishmanHillard, Square, Inc., U.S. Bank, Anthem BlueCross and Blue Shield, Federal Reserve Bank of St. Louis, U.S. Department of Agriculture, National Geospatial-Intelligence Agency, and AT&T.

Major research universities include St. Louis University and a small portion of the Washington University in St. Louis main campus; most of the latter's main campus is in unincorporated St. Louis County and Clayton. The Washington University Medical Center in the Central West End neighborhood hosts an agglomeration of medical and pharmaceutical institutions, including Barnes-Jewish Hospital.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2021	7,708	87,083	233,066
Median Age	38.3	39.1	38.9
# Of Persons Per HH	2.3	2.3	2.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,248	37,242	103,271
Average HH Income	\$54,757	\$60,246	\$71,028
Median House Value	\$107,709	\$135,642	\$157,320
Consumer Spending	\$74 M	\$922.9 M	\$2.8 B





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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