



# BRAND NEW DOLLAR GENERAL

1505 STATE RTE 4, STAUNTON, IL 62088

REPRESENTATIVE STORE RENDERING

30445 Northwestern Highway, Suite 275  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

**BRYAN BENDER**  
MANAGING DIRECTOR  
D: 248.419.3810  
BBENDER@FORTISNETLEASE.COM

**BENJAMIN SCHULTZ**  
SENIOR DIRECTOR  
D: 248.254.3409  
BSCHULTZ@FORTISNETLEASE.COM



## DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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:

### BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

### BENJAMIN SCHULTZ

SENIOR DIRECTOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM

## STATE BROKER OF RECORD:

### ELI SCHULTZ

FORTIS NET LEASE

30445 NORTHWESTERN HIGHWAY, STE. 275

FARMINGTON HILLS, MI 48334

773.491.0068

## INVESTMENT SUMMARY

List Price:	\$1,667,578
Current NOI:	\$85,880.28
Initial Cap Rate:	5.15%
Land Acreage:	+/- 1.08
Year Built	2022
Building Size:	9,026 SF
Price PSF:	\$184.75
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.15%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 2022 BTS, 9,026 SF. Dollar General store located in Staunton, Illinois which is a part of the St. Louis, MO-IL DMA. The property offers a brand new Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 3 (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 completing construction with opening & rent on track to occur in March 2022.

This Dollar General is highly visible as it is strategically positioned on State Rte 4 which sees 4,022 cars per day. The ten mile population from the site is 26,516 while the three mile average household income \$66,955 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 5.15% cap rate based on NOI of \$85,880.28.



PRICE \$1,667,578



CAP RATE 5.15%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

## INVESTMENT HIGHLIGHTS

- **Brand New 15 Year Absolute NNN Lease**
- **Zero Landlord Responsibilities**
- **2022 BTS Construction | Saint Louis, MO-IL DMA**
- 3 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$66,955
- **Ten Mile Population 26,516**
- **4,022 Cars Per Day on State Rte 4**
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **Adjacent to Casey's and Only 0.5 Miles from Staunton High School**
- **Located on Main Thoroughfare**

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$85,880.28	\$9.51
<b>Gross Income</b>	<b>\$85,880.28</b>	<b>\$9.51</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>\$85,880.28</b>	<b>\$9.51</b>

## PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 1.08 Acres
Building Size:	9,026 SF
Traffic Count:	4,022
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	30
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$85,880.28
Rent PSF:	\$9.51
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	3/15/2022
Lease Expiration Date:	3/31/2037
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Three (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+

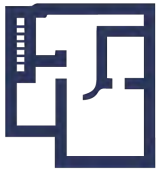


**GUARANTOR:**  
DG CORP



**S&P:**  
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,026	3/15/2022	3/31/2037	\$85,880.28	100.0	\$9.51
			Option 1	\$94,468.32		\$10.46
			Option 2	\$103,915.20		\$11.51
			Option 3	\$114,306.72		\$12.66
<b>Totals/Averages</b>	<b>9,026</b>			<b>\$85,880.28</b>		<b>\$9.51</b>



**TOTAL SF**  
9,026



**TOTAL ANNUAL RENT**  
\$85,880.28



**OCCUPANCY RATE**  
100.0%



**AVERAGE RENT/SF**  
\$9.51



**NUMBER OF TENANTS**  
1





# DOLLAR GENERAL

1505 STATE RTE 4, STAUNTON, IL 62088

 **FORTIS NET LEASE™**



**55% NET INCOME**

INCREASE FROM 19-20



**1,050 STORES**

OPENING IN 2021



**\$33.7 BIL**

IN SALES



**82 YEARS**

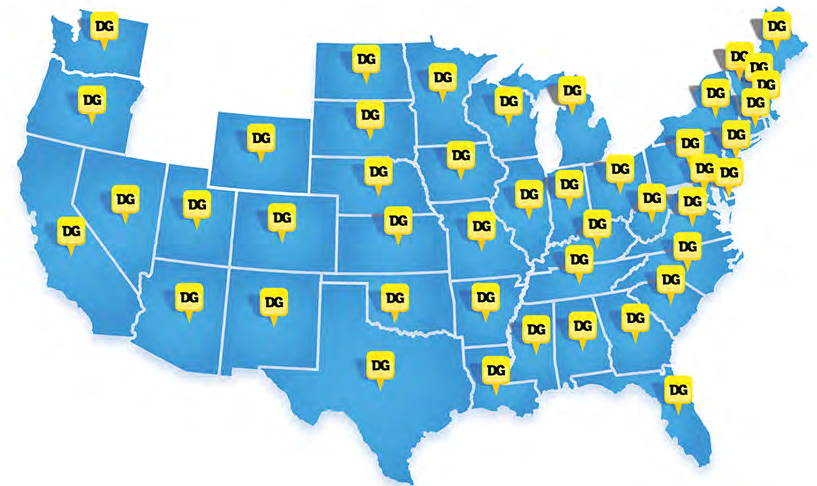
IN BUSINESS



**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.

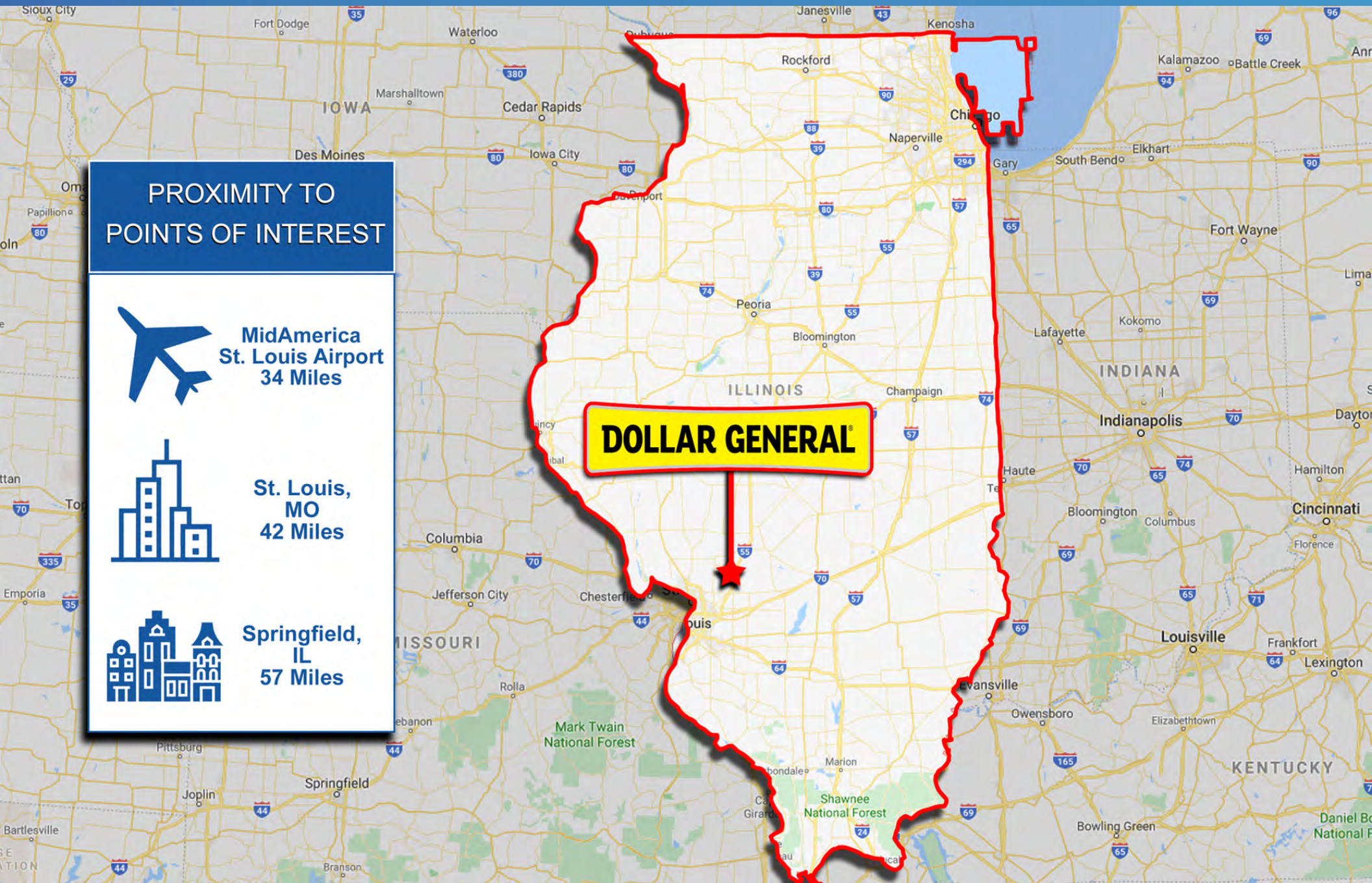


**17,000+ STORES ACROSS 46 STATES**







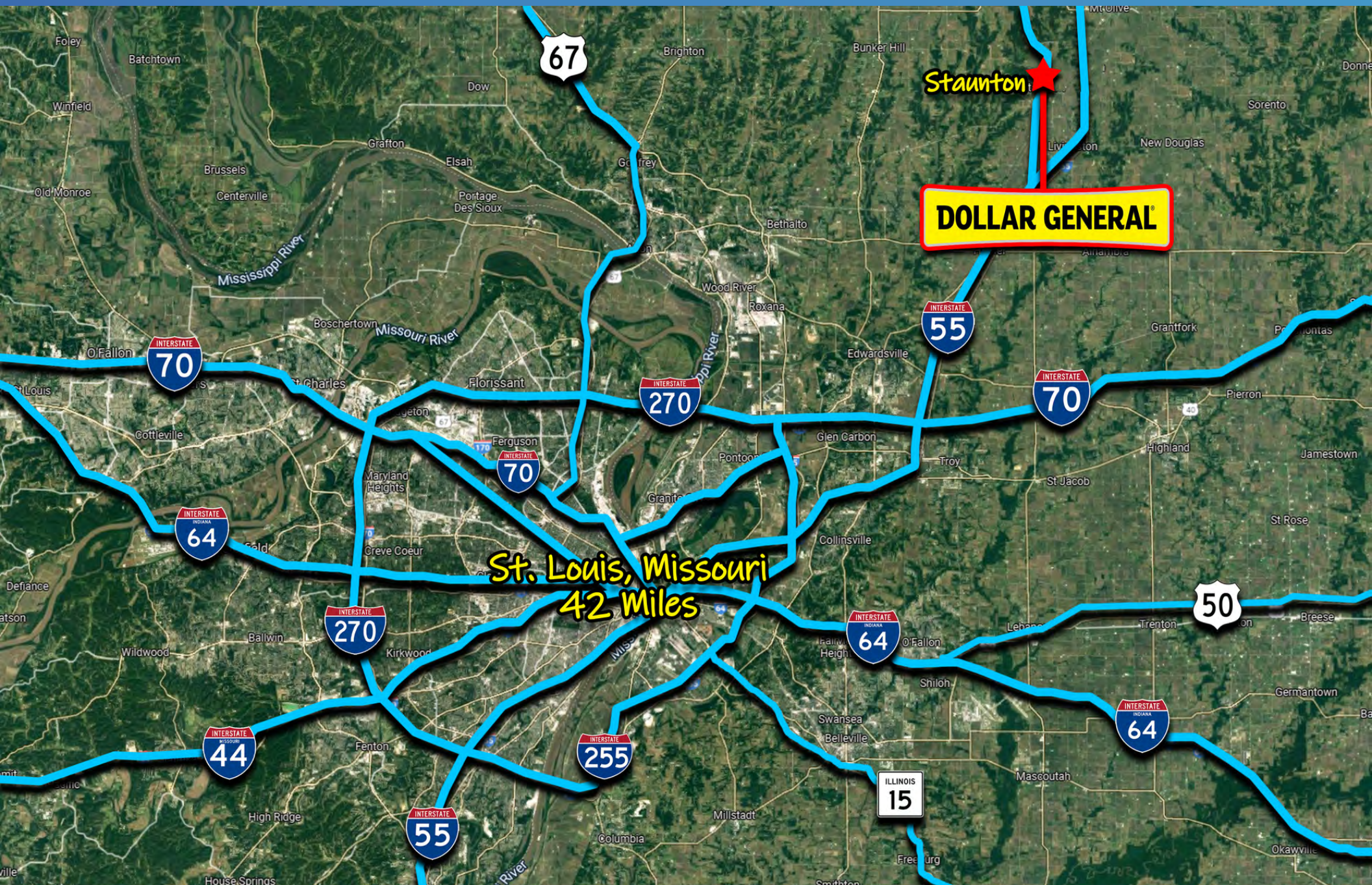




# DOLLAR GENERAL

1505 STATE RTE 4, STAUNTON, IL 62088

 FORTIS NET LEASE™





# DOLLAR GENERAL

1505 STATE RTE 4, STAUNTON, IL 62088

 FORTIS NET LEASE™





# DOLLAR GENERAL

1505 STATE RTE 4, STAUNTON, IL 62088

 FORTIS NET LEASE™







Staunton is the second largest city in Macoupin County, Illinois. As of the 2010 Census, the population was 5,139. It is conveniently located in the St. Louis Metro area, along Interstate 55 and Illinois Route 4, Staunton is just 25 minutes north of downtown St. Louis and just 50 minutes from Springfield, Illinois the capital of the State.

As the city's logo states, "Staunton – What small towns used to be" remains true. It is a caring, loving, helpful and the friendliest town. The people are hard working, industrious and compassionate. Volunteerism is alive and strong in Staunton. The citizens of Staunton are its greatest commodity. They have a vision of being the small town with a bright future. They have a progressive outlook that will lend itself to immense possibilities while keeping its history within view. Staunton has two direct, and one indirect, exits/entries from Interstate 55. This makes it a prime location for development of businesses and private home builders/buyers. It is the hometown of Community Memorial Hospital, Staunton School District, Madison Communications, Staunton Volunteer Fire District and Staunton Police Department. All of these facilities are among the county and state leaders in their areas of expertise.

Staunton has private and nationally known owned businesses that belong to the Staunton Chamber of Commerce. The Boy and Girl Scouts are very active in the community. It has three parks located in town that are second to none. Staunton is located on the ITS-Route 66 Bike Trail with the Trailhead located at Duda Park. They have a Farmer's Market from May through October for local farmers, artists and crafters to display and sell their goods. The Municipal Band provides public concerts and performs at city functions. The Staunton Public Library is located within our Municipal Building on Main Street. The Macoupin Economic Development Partnership will soon be calling Staunton home.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	5,972	10,891	26,516
Median Age	436.	44.0	44.3
# Of Persons Per HH	2.4	2.4	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,441	4,481	10,680
Average HH Income	\$66,955	\$68,853	\$74,091
Median House Value	\$109,841	\$98,363	\$109,903
Consumer Spending	\$69.6 M	\$129.7 M	\$327 M







TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

*Click to Meet Team Fortis*

30445 Northwestern Highway, Suite 275  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

**EXCLUSIVELY LISTED BY:**

**BRYAN BENDER**

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

**BENJAMIN SCHULTZ**

SENIOR DIRECTOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM