



DOLLAR GENERAL

E FOURTH STREET, BRADLEY, AR 71826

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,501,733
Current NOI:	\$78,841.00
Initial Cap Rate:	5.25%
Land Acreage:	1.4
Year Built	2021
Building Size:	9,026 SF
Price PSF:	\$166.38
Lease Type:	Absolute NNN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,026 SF Dollar General store located in Bradley, Arkansas. The property offers a 15 year Absolute NNN Lease with 14.25 years remaining, leaving zero landlord responsibilities. The lease contains five (5) year options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation who holds a credit rating of “BBB”, which is classified as Investment Grade. The store has been open & operating successfully since May 15, 2021.

This Dollar General is highly visible as it is strategically positioned on a main thoroughfare at the corner of S Express Ave and E 4th which sees 1,100 cars per day. The ten-mile population from the site is 2,423 while the three-mile average household income is \$66,771 per year, making this location ideal for a Dollar General store. 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.



PRICE \$1,501,733



CAP RATE 5.25%



LEASE TYPE Absolute NNN



TERM REMAINING 14.25 Years

INVESTMENT HIGHLIGHTS

- 2021 Build | 15 Year Lease with 14.25 Years Remaining
- Absolute (NNN) Lease | Zero Landlord Responsibilities
- Corner Location | E Fourth Street which sees 1,100 cars per day
- Five (5 Year) Options | 10% Rental Increase At Each Option
- Three Mile Household Income | \$66,771
- Ten Mile Population | 15,983
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same-Store Sales Growth
- No Competition Within 7+ Miles

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Gross Income	\$78,841.00	\$8.73
EXPENSE	DOLLAR GENERAL	PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$78,841.00	\$8.73

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.4 Acres
Building Size:	9,026 SF
Zoning:	Commercial
Construction Style:	Prototype
Warranties	Construction

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$78,841.00
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	5/15/2021
Lease Expiration Date:	5/31/2036
Lease Term Remaining:	14.25 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Corporate
Lease Guarantor Strength:	BBB
Tenant Website:	www.dollargeneral.com



GROSS SALES:
\$33.7 BILLION



STORE COUNT:
17,915



GUARANTOR:
CORPORATE



S&P:
BBB

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 FORTIS NET LEASE™



21.7% INCREASE
SAME STORE SALES '19 - '20



1,000 STORES
OPENING IN 2020



\$27.8 BIL
IN SALES



81 YEARS
IN BUSINESS



30 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 16,500+ stores with more than 143,000 employees, located across 46 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 over 900 stores in 2019, and planning to open an additional 1,000 more in 2020. 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.



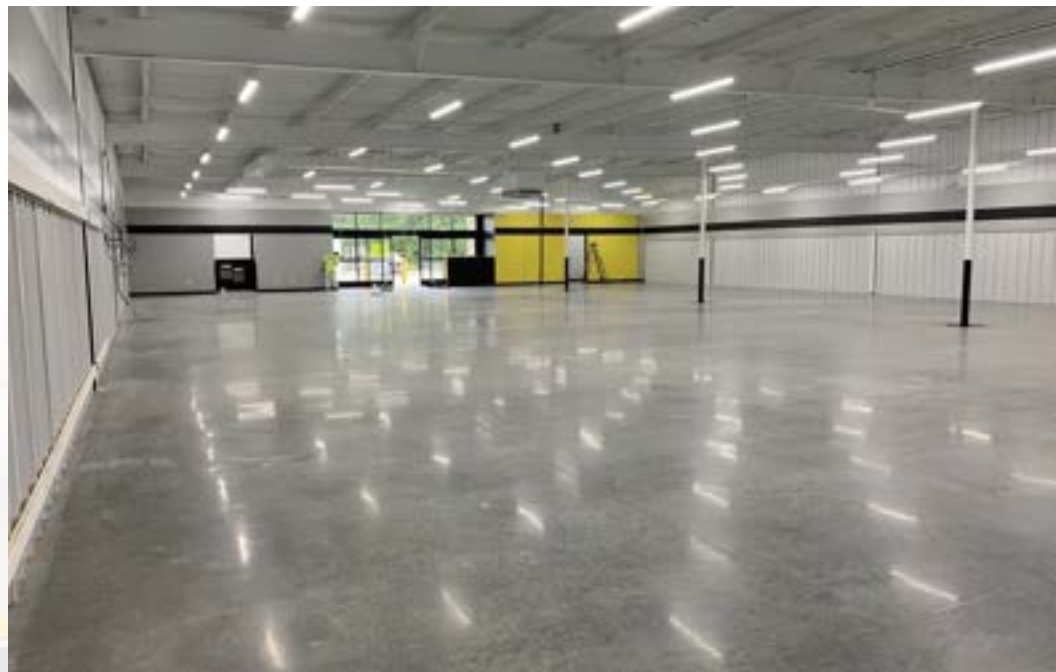
16,500 STORES ACROSS 46 STATES

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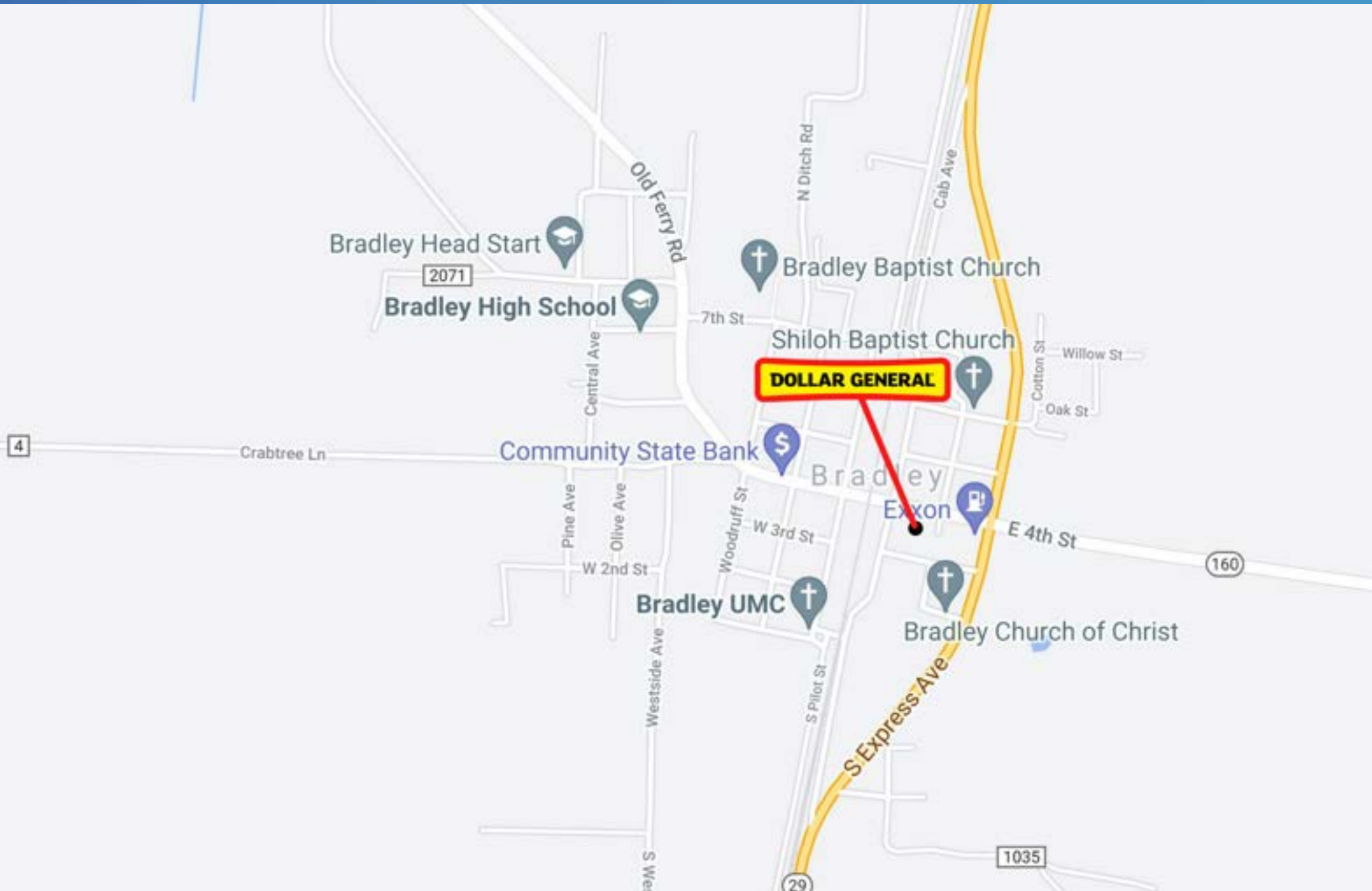




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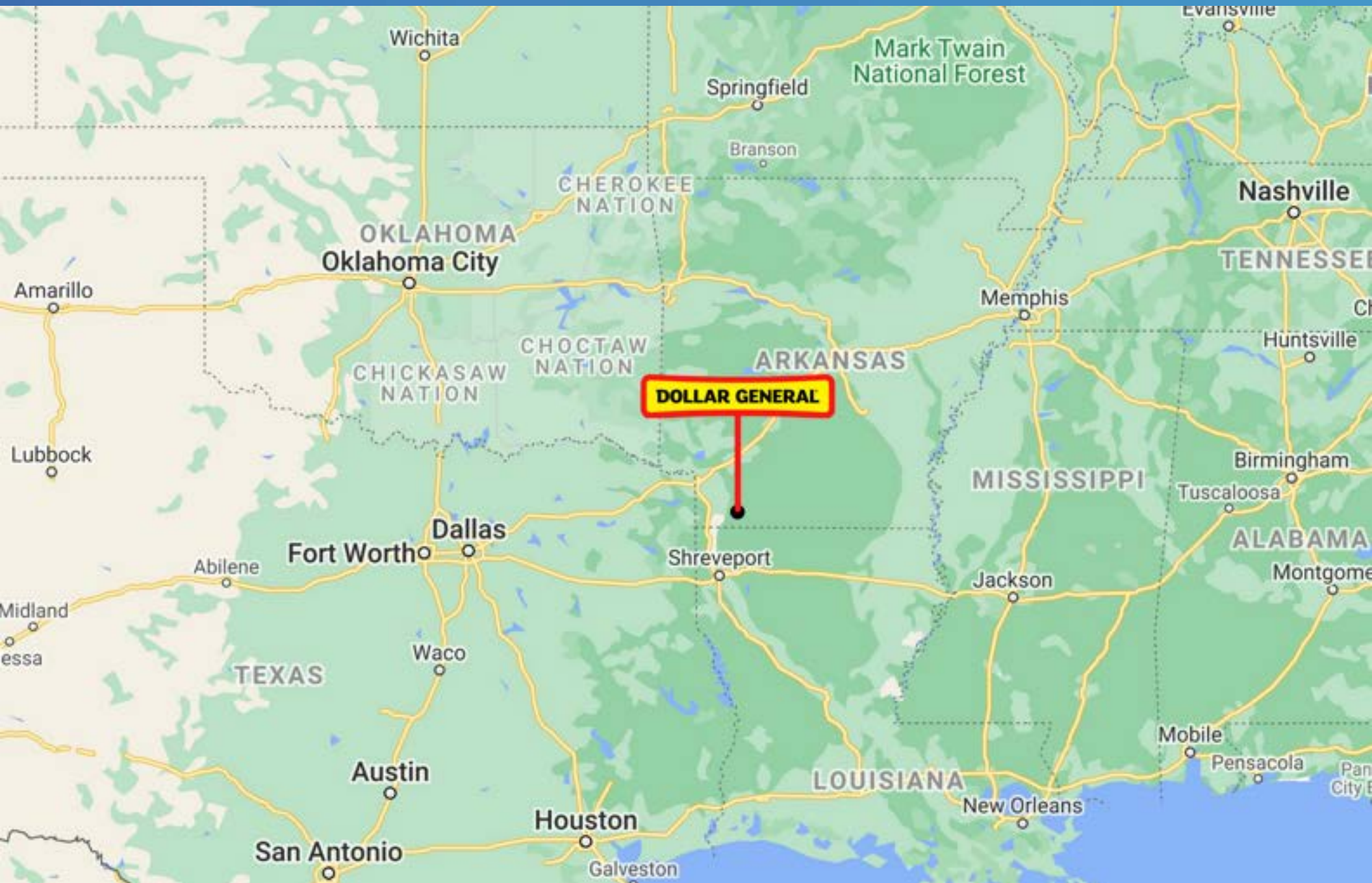




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 FORTIS NET LEASE™





POPULATION	3 MILE	10 MILES	30 MILES
Total Population 2022	604	765	2,462
Average Age	43.4	43.4	50.8
# Of Persons Per HH	2.9	2.6	2.5
HOUSEHOLDS & INCOME	3 MILE	10 MILES	30 MILES
Total Households	232	294	1,046
Average HH Income	\$66,619	\$67,010	\$59,692
Median House Value	\$34,062	\$34,124	\$35,588
Consumer Spending	\$6.1M	\$7.7M	\$27.3M

The city of Bradley, located near Conway Cemetery State Park in Lafayette County, has been a center for agriculture and recreation since its establishment by the Southwestern Improvement Association in the southern part of the county late in the nineteenth century. Lake Erling was built on Bodeau Creek near Bradley by the International Paper Company around 1956, providing drinking water and recreational opportunities to the city. Farmers diversified, expanding into soybeans, rice, corn, oats, hay, dairy cattle, and beef cattle. Natural gas and oil are also produced in the region.

The Conway family cemetery was made a state park in March 1986. The city of Bradley began an annual festival on that occasion, calling it Governor Conway Days. The two-day festival, observed on the last weekend of March every year, includes a parade, an antique car show, and a reunion of the graduates of Bradley High School. The Bradley School District is one of two school districts in Lafayette County following several waves of school consolidations.





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

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