



DOLLAR GENERAL

417 DR MLK BLVD, DERMOTT, AR 71638

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,673,379
Current NOI:	\$86,179.00
Initial Cap Rate:	5.15%
Land Acreage:	2.5
Year Built	2021
Building Size:	10,566 SF
Price PSF:	\$158.37
Lease Type:	Absolute NNN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,566 SF Dollar General PLUS store located in Dermott, Arkansas. The property offers a 15 year Absolute NNN Lease with 14.75 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 November 1, 2021.

This Dollar General is highly visible as it is strategically positioned on a main thoroughfare at the corner of S Connard St and E Speedway St which sees 4,400 cars per day. The three-mile population from the site is 2,508 while the three-mile average household income is \$30,269 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 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 \$1,673,379



CAP RATE 5.15%



LEASE TYPE Absolute NNN



TERM REMAINING 14.75 Years

INVESTMENT HIGHLIGHTS

- 2021 Build | 15 Year Lease with 14.75 Years Remaining
- Dollar General PLUS Store | 10,566 SF
- Absolute (NNN) Lease | Zero Landlord Responsibilities
- Corner Location | E Speedway St sees 4,400 VPD
- Five (5 Year) Options | 10% Rental Increase At Each Option
- Three Mile Household Income | \$30,269
- Three Mile Population | 2,508
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Gross Income	\$86,179.00	\$8.16
EXPENSE	DOLLAR GENERAL	PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$86,179.00	\$8.16

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	2.5 Acres
Building Size:	10,566 SF
Zoning:	Commercial
Construction Style:	Prototype
Warranties	Construction

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$86,179.00
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	11/1/2021
Lease Expiration Date:	11/30/2036
Lease Term Remaining:	14.75 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

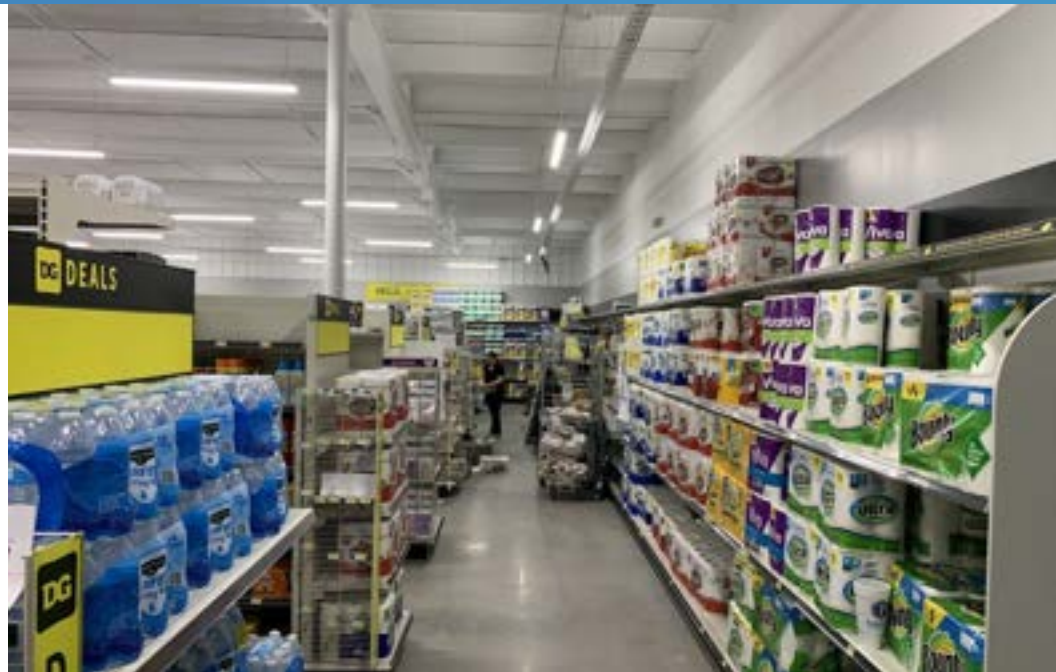


30 YEARS
SAME STORE GROWTH

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



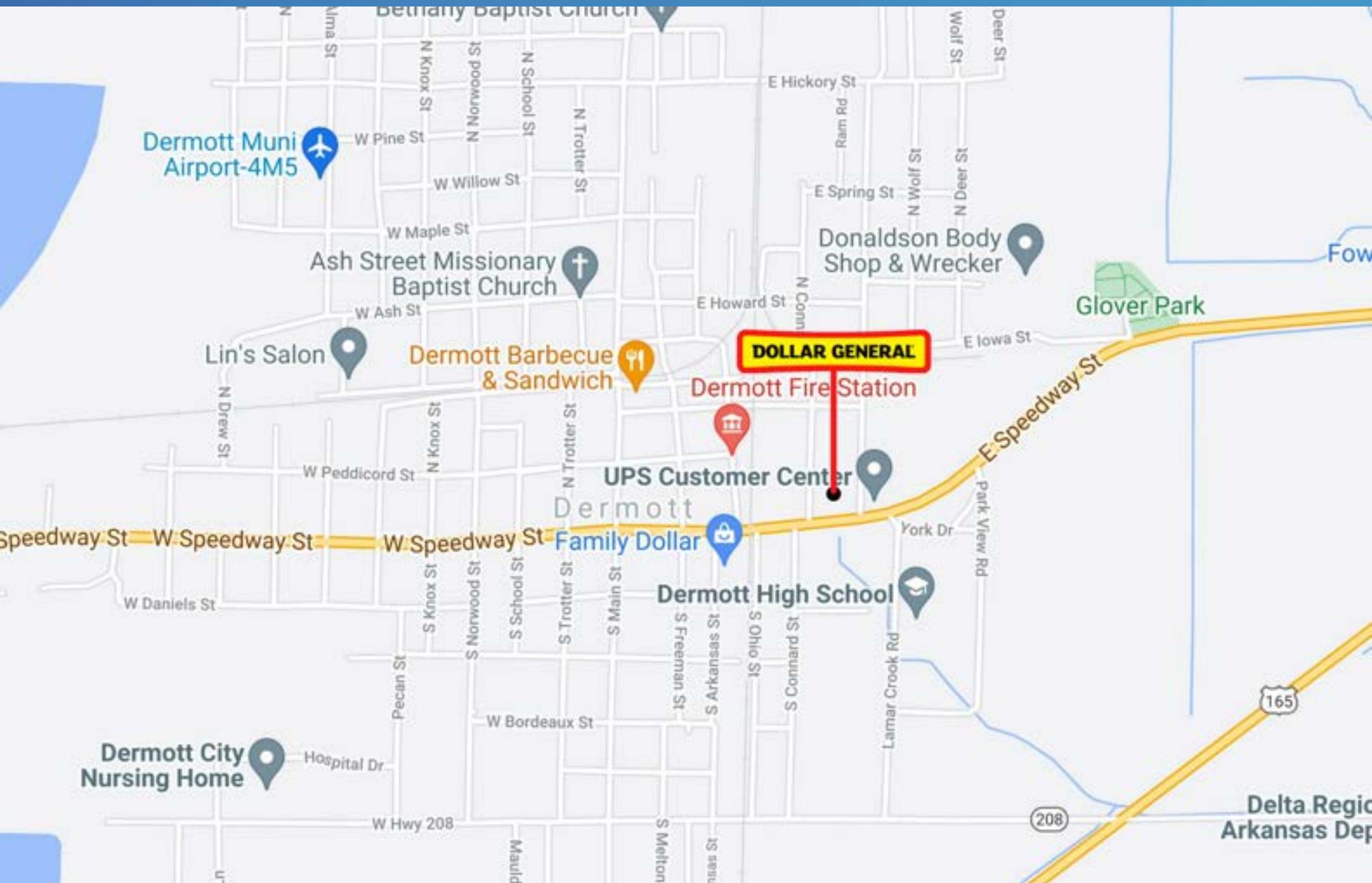




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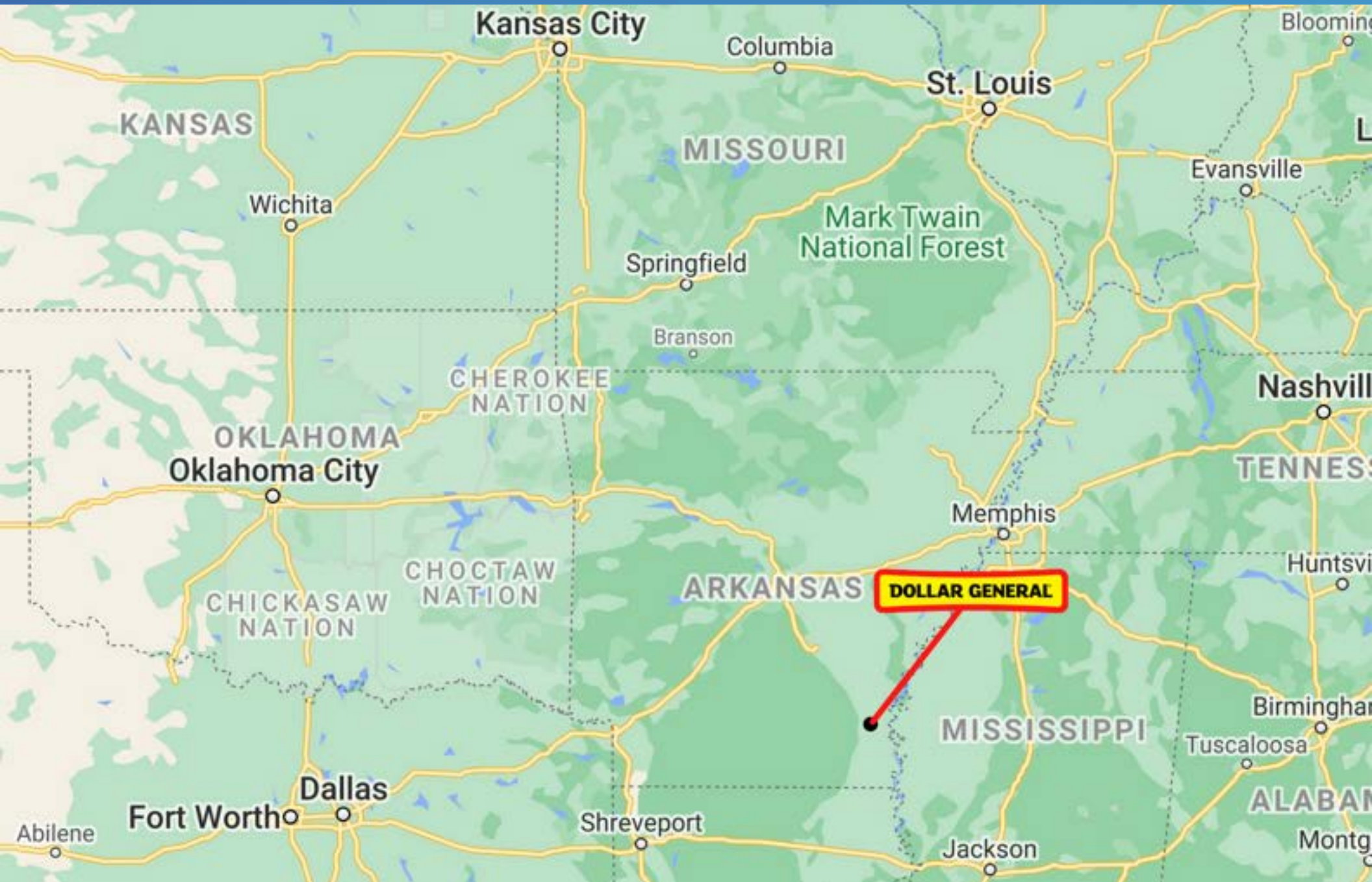
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POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2022	2,508	2,761	7,560
Average Age	44.3	44.1	41.6
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	201	1,557	3,130
Average HH Income	\$30,440	\$31,918	\$35,120
Median House Value	\$58,960	\$60,289	\$67,178
Consumer Spending	\$22.4M	\$24.3M	\$66.4M

Dermott grew from a bayou settlement, which had its beginning in the early 1840s, to a thriving railroad town in the 1880s. With an economy based largely on agriculture and timber, it flourished until the Depression. While many other small Delta towns did not survive that period, Dermott prevailed. The wide, tree-lined streets are the main attraction in Dermott. The first mayor, J. Tom Crenshaw, and his recorder, C. H. VanPatten, had oak trees planted along the main thoroughfares in the 1890s. Held annually since the 1980s, the Dermott Crawfish Festival is celebrated every third weekend of May.

Dermott has several famous former residents. Charles McDermott received recognition for his efforts to build a flying machine. Mabel Winston became first lady in 1928 as the wife of Governor Harvey Parnell. Samuel Kountz, a student at Morris Booker College, became the first black student to enter the School of Medicine of the University of Arkansas and was a pioneer in organ transplant surgery.





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

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