



ABSOLUTE NNN UPGRADED DOLLAR GENERAL PLUS

SIMILAR STORE STYLE

SOUTH GREEN STREET, BROWNSBURG, IN 46112

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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.

EXCLUSIVELY LISTED BY:

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UPGRADED DOLLAR GENERAL PLUS

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INVESTMENT SUMMARY

List Price:	\$2,093,439
Current NOI:	\$102,578.52
Initial Cap Rate:	4.90%
Land Acreage:	+/- 1.19
Year Built	2022
Building Size:	10,566 SF
Price PSF:	\$198.13
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	4.75%

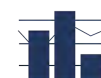
INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 2022 BTS, 10,566 SF. Dollar General Plus store located in Brownsburg, Indiana- Indianapolis MSA. The property offers a brand new Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5 (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 currently under construction and on track for opening and rent commencement in June 2022.

This Dollar General is highly visible as it is strategically positioned on South Green Street which sees 21,708 cars per day. It is on the main thoroughfare into downtown Brownsburg and near all of the area schools. Only 4 miles away is the Lucas Oil Indianapolis Raceway Park that sees 500,000 visitors annually. The five mile population from the site is 91,666 while the one mile average household income is \$92,475 per year, making this location ideal for a Dollar General. This area is experiencing great growth with the 3 mile population growth rate at 8.72%. 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 4.90% cap rate based on NOI of \$102,578.52.



PRICE \$2,093,439



CAP RATE 4.90%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- **Indianapolis MSA**
- **2022 BTS UPGRADED PLUS SIZE Construction**
- 5 (5 Year) Options | 10% Increases At Each Option
- **One Mile Household Income \$92,475**
- **Five Mile Population 91,666 | Expected 8.02%**
- **21,708 Cars Per Day on S Green Street**
- **Consumer Spending in a 5 Mile Radius \$1.3 Billion**
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **4 Miles From Lucas Oil Indianapolis Raceway Park | 500,000 Visitors Annually**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$102,578.52	\$9.71
Gross Income	\$102,578.52	\$9.71
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$102,578.52	\$9.71

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 1.19 Acres
Building Size:	10,566 SF
Traffic Count:	21,708
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded
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:	\$102,578.52
Rent PSF:	\$9.71
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/1/2022
Lease Expiration Date:	5/31/2037
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$34.2 BILLION



STORE COUNT:
18,000+



GUARANTOR:
DG CORP



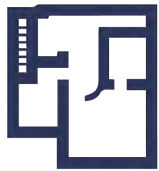
S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,566	6/1/2022	5/31/2037	\$102,578.52	100.0	\$9.71
			Option 1	\$112,836.37		\$10.68
			Option 2	\$124,120.00		\$11.75
			Option 3	\$136,532.01		\$12.92
			Option 4	\$150,185.21		\$14.21
			Option 5	\$165,203.73		\$15.63
Totals/Averages	10,566			\$102,578.52		\$9.71



TOTAL SF
10,566



TOTAL ANNUAL RENT
\$102,578.52



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$9.71



NUMBER OF TENANTS
1



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 **FORTIS** NET LEASE™



2.8% INCREASE
IN NET SALES Q4



1,110 STORES
OPENING IN 2022



\$34.2 BIL
IN SALES



83 YEARS
IN BUSINESS



31 YEARS
SAME STORE GROWTH

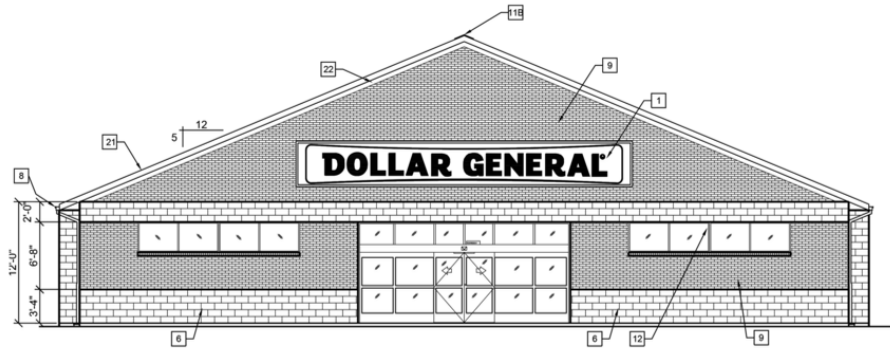
DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 18,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations 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 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. 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.



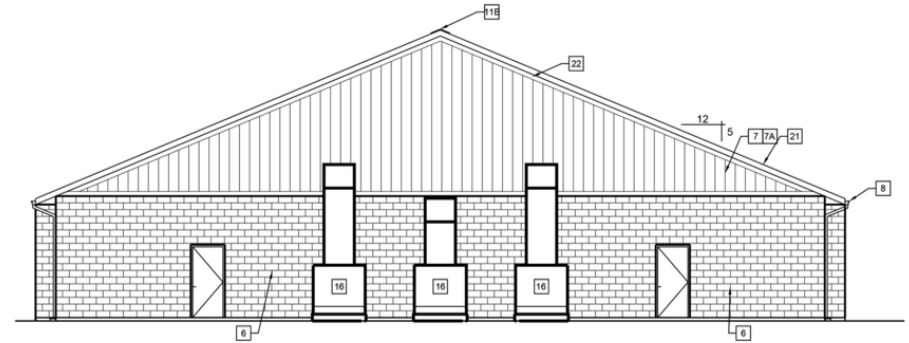
18,000+ STORES ACROSS 47 STATES

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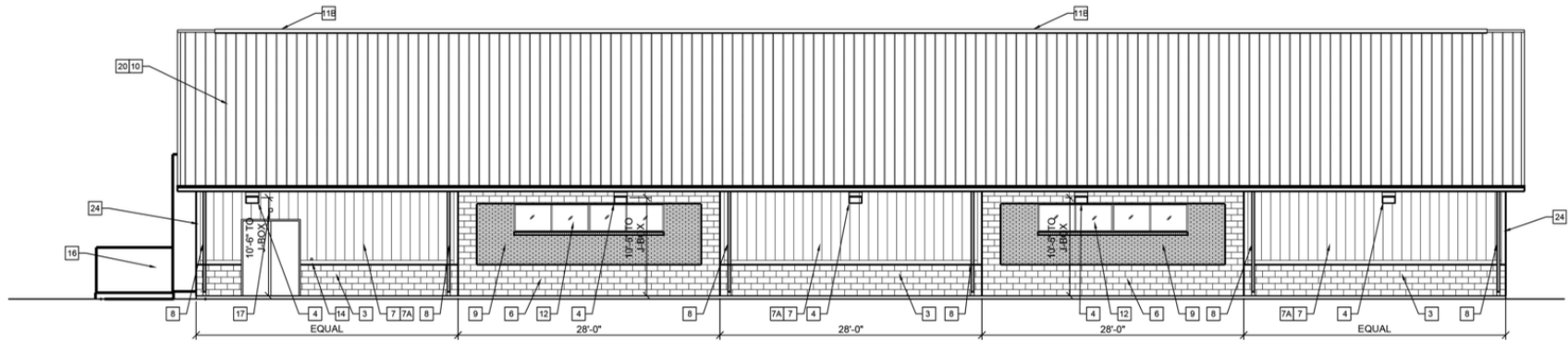
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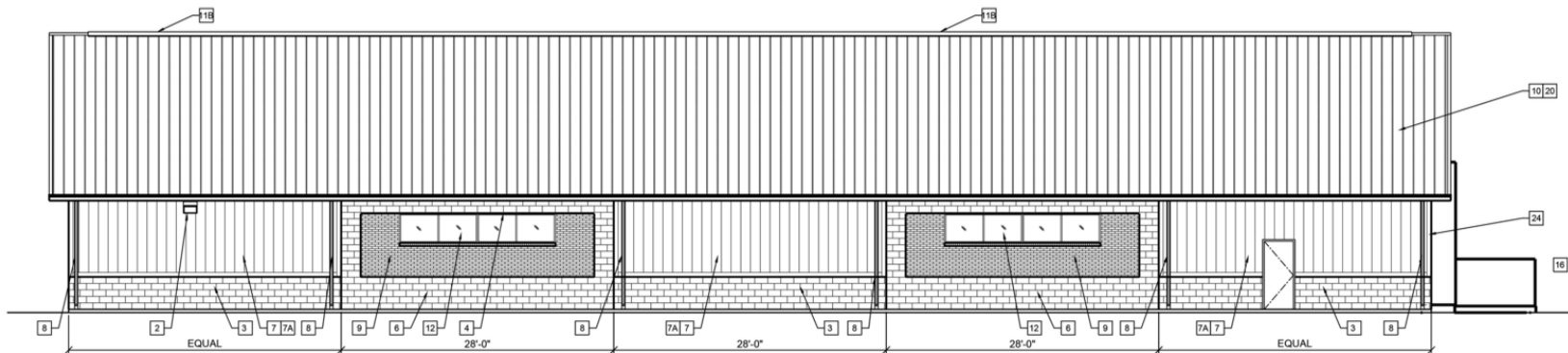
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"




3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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 **FORTIS** NET LEASE™

PROXIMITY TO LOCAL ATTRACTIONS



14 Miles
Indianapolis
International
Airport



19 Miles
Downtown
Indianapolis



4 Miles
Lucas Oil
Indianapolis
Raceway Park

DOLLAR GENERAL

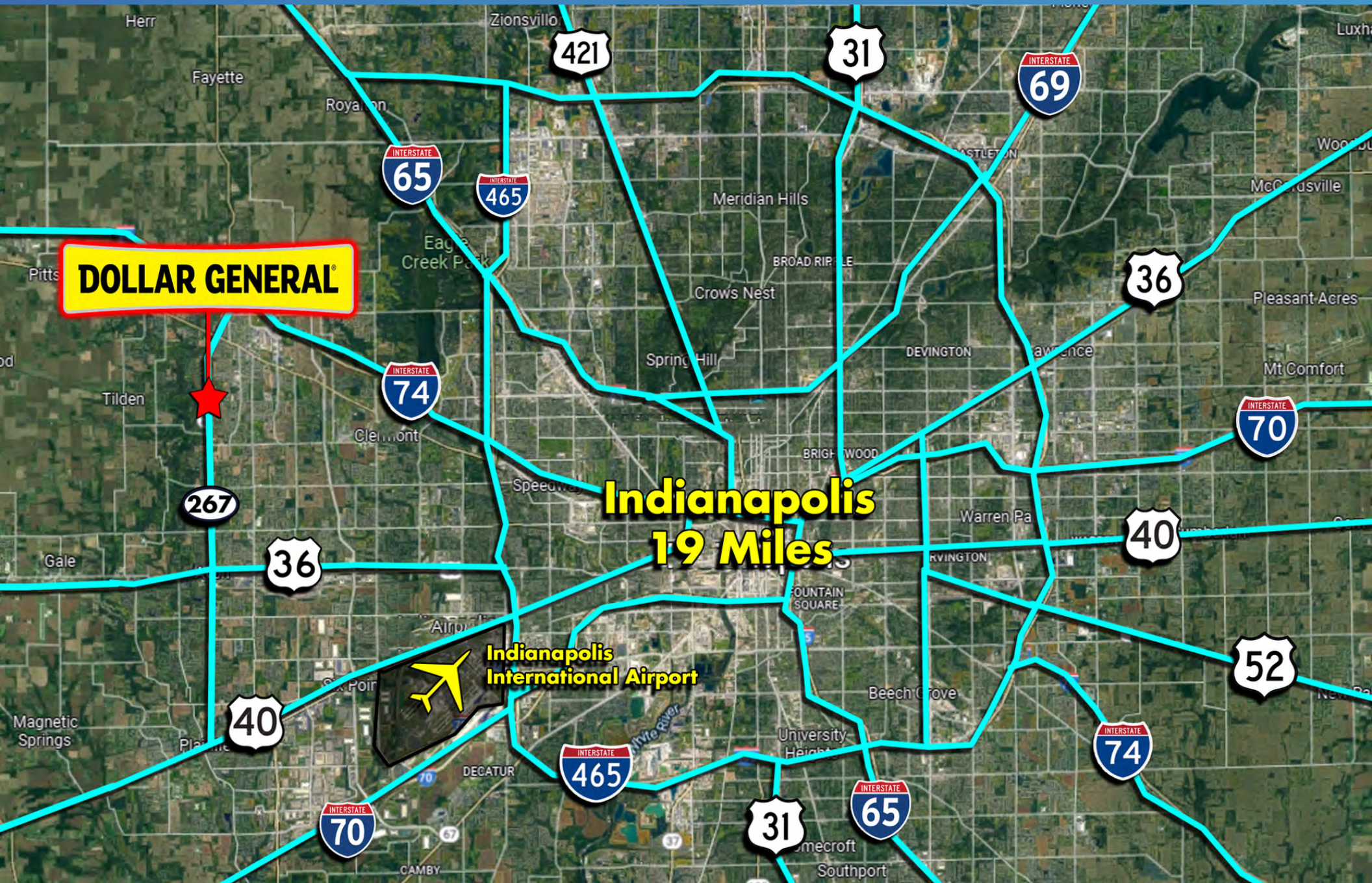


Indianapolis

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UPGRADED DOLLAR GENERAL PLUS

SOUTH GREEN STREET, BROWNSBURG, IN 46112

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The Town of Brownsburg is a suburb of Indianapolis, Indiana located in Hendricks County. With more than 28,000 residents, the Town of Brownsburg offers a high-quality school system, quality parks and trails, and a strong business climate.

Five elected Town Council members serve as the legislative/executive branch while the elected Clerk-Treasurer serves as a chief financial officer. A Town Manager hired by the Town Council manages daily operations and serves as the chief executive officer. Town facilities and operations include water and sewage treatment facilities, a street department, fleet maintenance garage, parks, and recreational facilities, fire and police, and administrative offices.

The Town of Brownsburg is one of the fastest-growing communities in the state. Brownsburg has been recognized three times by CNN Money magazine for being among the nation's "Best Places to Live" for its low crime, a strong economy, affordable homes, and excellent schools.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2021	5,147	35,998	91,666
Total Population 2026	5,579	39,136	99,020
Population Growth Rate	8.39%	8.72%	8.02%
Median Age	40.0	39.0	37.9
# Of Persons Per HH	2.6	2.7	2.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,965	13,297	33,424
Average HH Income	\$92,475	\$110,795	\$109,786
Median House Value	\$184,712	\$229,674	\$216,946
Consumer Spending	\$69 M	\$503.8 M	\$1.3 B





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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