



ABSOLUTE NNN DOLLAR GENERAL

6044 MS-12 E, STEENS, MS 39766

ACTUAL STORE

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

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EXCLUSIVELY LISTED BY:

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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:	\$1,373,596
Current NOI:	\$75,547.80
Initial Cap Rate:	5.50%
Land Acreage:	+/- 3.0
Year Built	2017
Building Size:	9,026 SF
Price PSF:	\$152.18
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.50%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,026 SF. Dollar General store located in Steens, Mississippi. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities, with 10 years remaining on the primary term. 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. This store has been open and successfully operating since August of 2017. It performs in the top 35% of all Dollar General stores in the US!

This Dollar General is highly visible as it is strategically positioned on M-12 E (Military Road) which sees 5,820 cars per day. The ten mile population from the site is 51,375 while the three mile average household income is \$81,530 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 5.50% cap rate based on the NOI of \$75,547.80.



PRICE \$1,373,596



CAP RATE 5.50%



LEASE TYPE Absolute NNN



TERM REMAINING 10 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- 5 (5 Year) Options | 10% Increases At Each Option
- **Store Performs in the top 35% of all Dollar Generals in the US (5,435/15,437)**
- **Concrete Parking Lot | 10 Years Remaining on Primary Term**
- **Three Mile Household Income \$81,530**
- Ten Mile Population 51,375
- **5,820 Cars Per Day on Military Road**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **No Competition Within 6+ Miles!**
- **10 Miles from Columbus Air Force Base**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$75,547.80	\$8.37
Gross Income	\$75,547.80	\$8.37
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$75,547.80	\$8.37

PROPERTY SUMMARY

Year Built:	2017
Lot Size:	3.00 +/- Acres
Building Size:	9,026 SF
Traffic Count:	5,820
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$75,547.80
Rent PSF:	\$8.37
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	8/1/2017
Lease Expiration Date:	7/31/2032
Lease Term Remaining:	10 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+

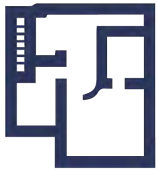


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,026	8/1/2017	7/31/2032	\$75,547.80	100.0	\$8.37
			Option 1	\$83,102.58		\$9.21
			Option 2	\$91,412.84		\$10.13
			Option 3	\$100,554.12		\$11.14
			Option 4	\$110,609.53		\$12.25
Averages	9,026			\$75,547.80		\$8.37



TOTAL SF
9,026



TOTAL ANNUAL RENT
\$75,547.80



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$8.37



NUMBER OF TENANTS
1

DOLLAR GENERAL

6044 MS-12 E, STEENS, MS 39766 

 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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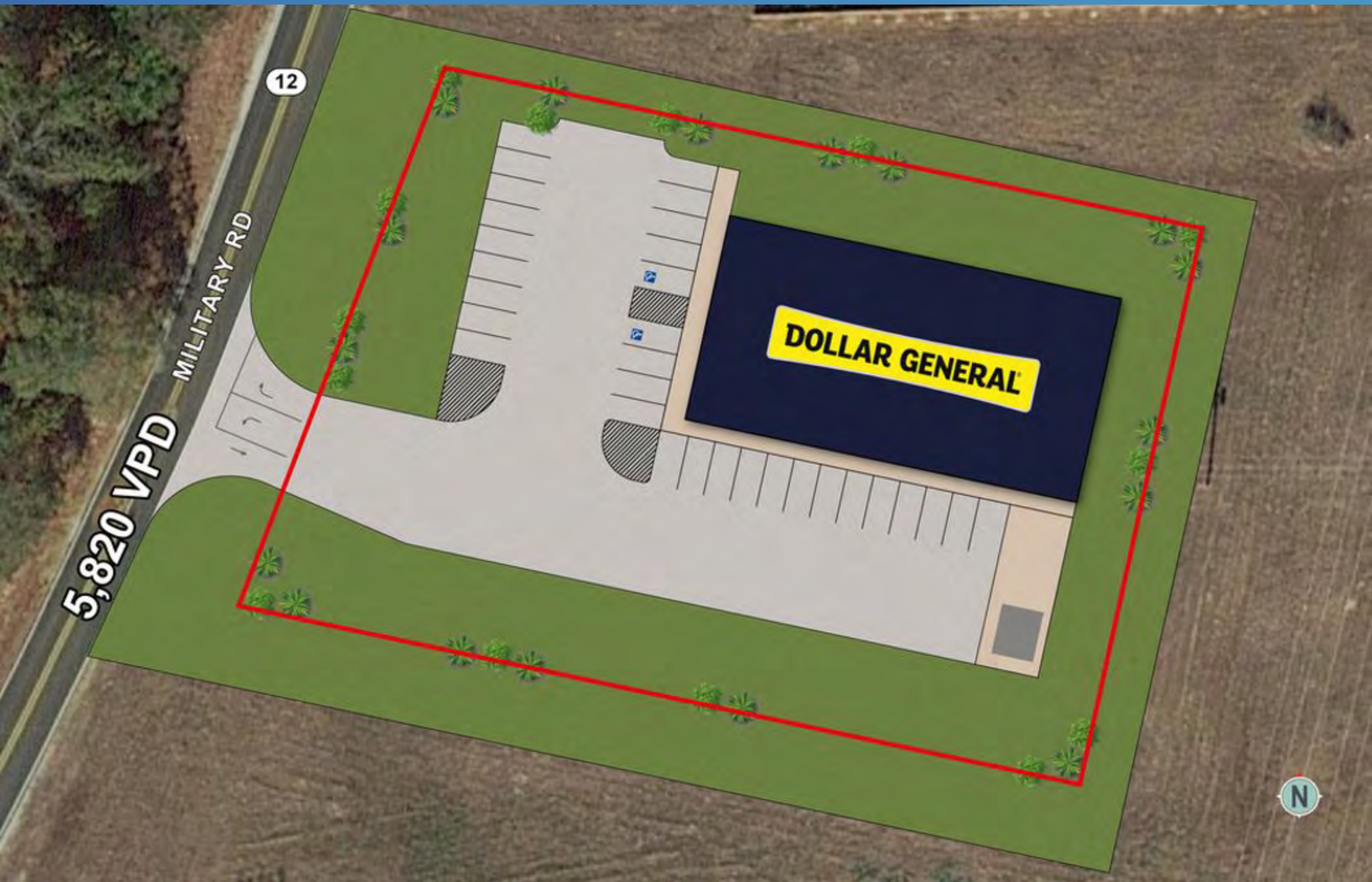
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 FORTIS NET LEASE™



PROXIMITY TO LOCAL ATTRACTIONS



62 Miles
Tupelo
Regional
Airport



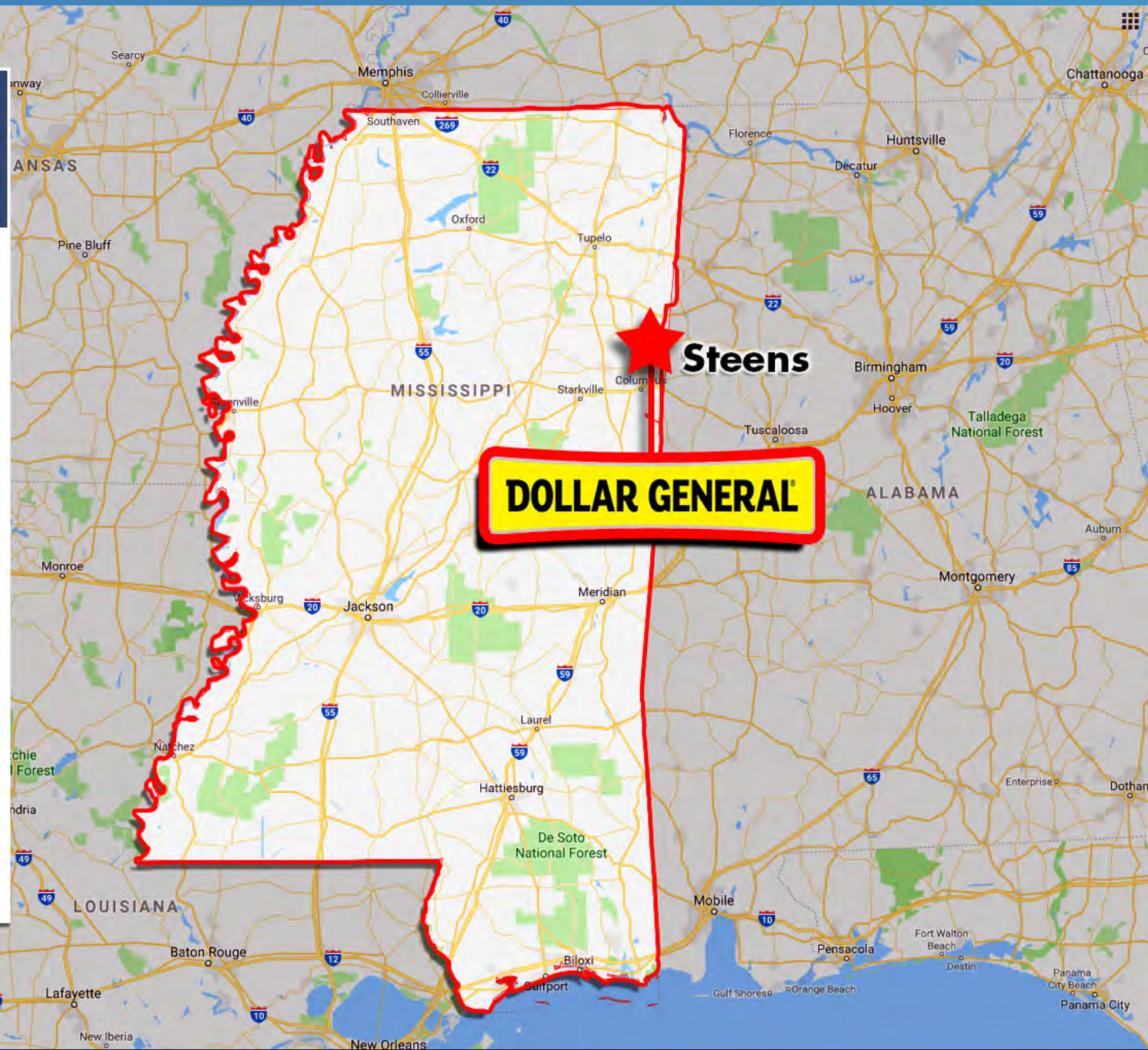
165 Miles
Jackson, MS

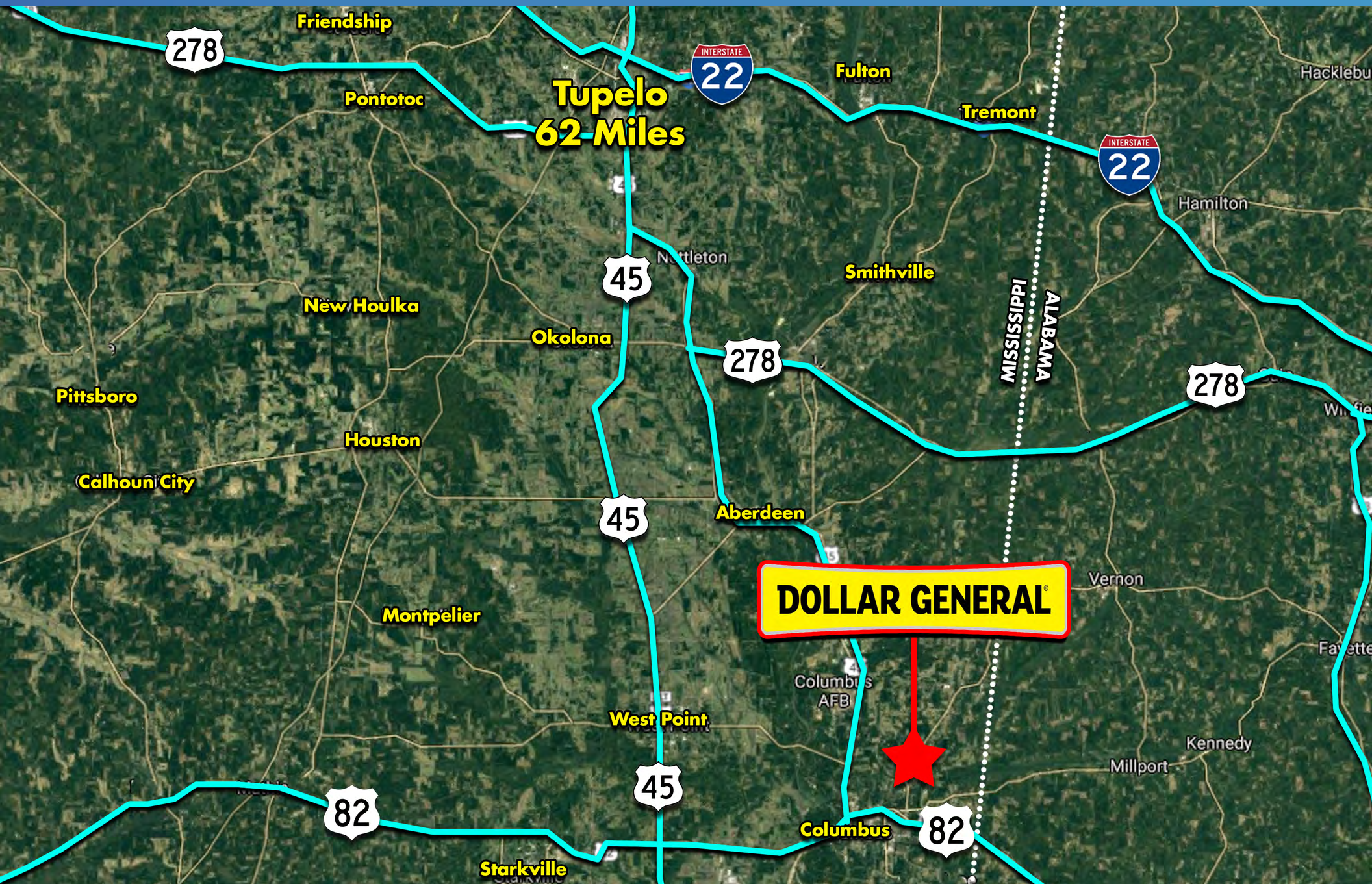


104 Miles
Meridian, MS



11 Miles
Columbus
Air Force Base





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Steens is an unincorporated community in Lowndes County, Mississippi (Courthouse pictured above). The Caledonia Combined Cycle Plant, a Tennessee Valley Authority power plant, is located on 125 acres of land near Steens. Lowndes County is a county on the eastern border of Mississippi. As of the 2010 United States Census, the population was 59,779. Its county seat is Columbus. The county is named for U.S. Congressman William Jones Lowndes. Lowndes County comprises the Columbus, MS Micropolitan Statistical Area. Since the late 20th century, it has been designated as one of three counties in the Golden Triangle region of the state. This upland area was settled by European Americans who wanted to develop cotton plantations to produce what became the largest commodity crop in the state.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	2,184	7,834	51,375
Median Age	40.9	41.3	37.6
# Of Persons Per HH	2.6	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	838	3,010	20,360
Average HH Income	\$81,530	\$80,377	\$66,464
Median House Value	\$142,572	\$152,156	\$146,118
Consumer Spending	\$28.8 M	\$99.6 M	\$557.5 M





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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