



**10 UNIT
DOLLAR GENERAL
PORTFOLIO**

RARE DOLLAR GENERAL 10 STORE PORTFOLIO

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INVESTMENT SUMMARY

List Price:	\$17,994,387
Current Total NOI:	\$925,704.00
Initial Cap Rate:	5.15%
Portfolio Size:	91,000 SF
Year Built:	2021 - 2022
Price PSF:	\$197.74
Lease Types:	Absolute NNN Lease
Lease Terms:	15 Years
Average CAP Rate:	5.15%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this extremely rare and geographically diverse Dollar General portfolio, with sites being in WI, ND, KS and NE. Most properties saw rent commence 2021 with 3 sites commencing in 2022. Each location is secured with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. Two locations have a 3% rental rate increase in year 11 of the primary term, while all 10 sites have 4 (Five Year) options to renew, each option period with a 10% rental rate increase. The leases are corporately guaranteed by Dollar General Corporation which holds an S&P credit rating of "BBB" and is classified as Investment Grade.

This offering can be sold as a portfolio or in smaller packages.

The portfolio benefits from long term NNN Leases, new construction BTS buildings, and a corporate guaranty from Dollar General Corporation. The 3 mile household income average comes in at \$77,720. The new owner will see continued success in owning a portfolio of Dollar General Stores, the #1 Dollar Store in the Country! Purchase price reflects a 5.15% cap rate based on actual NOI of \$925,704.



PRICE \$17,994,387



CAP RATE 5.15%



LEASE TYPE Absolute NNN Lease



RENT INCREASES 3% Yr 11 (2 sites)



TERM REMAINING 14+ Years

INVESTMENT HIGHLIGHTS

- **Extremely Rare 10 Store DG Portfolio!**
- **Will Sell as a Portfolio or in Smaller Packages!**
- 15 Year Absolute NNN Leases | No Landlord Responsibilities
- Dollar General Corporate Guaranty
- **New BTS Construction | 2021 & 2022**
- **Average 3 Mile Household Incomes Ideal at \$77,720**
- **Two Locations have 3% Increases in Yr 11 of Primary Term**
- All Lease Equipped with Four (Five Year) Options with 10% Bumps
- **Investment Grade Tenant | 18,000+ Locations!**

FINANCIAL SUMMARY

INCOME		PER SF
Rental Income	\$925,704.00	\$10.17
Gross Income	\$925,704.00	\$10.17
EXPENSE		PER SF
Expenses	\$0.00	\$0.00
Gross Expenses	\$0.00	\$0.00
NET OPERATING INCOME	\$925,704.00	\$10.17

PROPERTY SUMMARY

Year Built:	2021 - 2022
Portfolio Size:	91,000 SF
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted



LEASE SUMMARY

Tenant:	Dollar General
Lease Types:	Absolute NNN Lease
Primary Lease Terms:	15 Years
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Dates:	4/1/2021 - 2/1/2022
Lease Expiration Dates:	3/31/2036 - 1/31/2037
Lease Term Remaining:	14+ Years
Rent Increases:	3% at Year 11 (2 Sites)
Renewal Options:	Four (5 Year) - 10% Increases at Each
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$34.2 BILLION



STORE COUNT:
18,000+



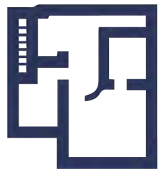
GUARANTOR:
DG CORP



S&P:
BBB

DOLLAR GENERAL PORTFOLIO - 10 SITES

LOCATION	SF	CAP RATE	PRICE	5 MILE POP.	LEASE START	LEASE END	ANNUAL RENT	ESC DATE	RENT PER SF/YR
Crivitz, WI	9,100	5.25%	\$1,691,429	1,755	4/1/2021	3/31/2036	\$88,800.00	-	\$9.76
Wausaukee, WI	9,100	5.25%	\$1,830,857	1,816	6/1/2021	5/31/2036	\$96,120.00	-	\$10.56
Gays Mills, WI	9,100	5.25%	\$1,518,171	1,562	8/1/2021	7/31/2036	\$79,704.00	-	\$8.76
Lidgerwood, ND	9,100	5.15%	\$1,697,010	805	11/1/2021	10/31/2036	\$87,396.00	-	\$9.60
Parshall, ND	9,100	5.15%	\$1,941,670	1,116	12/1/2021	11/30/2036	\$99,996.00	-	\$10.99
Princeton, KS	9,100	5.15%	\$1,563,029	1,296	12/1/2021	11/30/2036	\$80,496.00	-	\$8.85
Dickinson, ND	9,100	5.00%	\$2,171,280	28,877	12/1/2021	11/30/2036	\$108,564.00	-	\$11.93
Linwood, KS	9,100	5.10%	\$1,823,294	8,480	1/1/2022	12/31/2036	\$92,988.00	-	\$10.22
Wayne, NE	9,100	5.10%	\$1,838,118	6,470	1/1/2022	12/31/2036	\$93,744.00	1/1/2032	\$10.30
							\$96,556.32		\$10.61
Broken Bow, NE	9,100	5.10%	\$1,919,529	4,105	2/1/2022	1/31/2037	\$97,896.00	1/1/2032	\$10.76
							\$100,832.88		\$11.08
Totals/Averages	91,000	5.15%	\$17,994,387	5,628			\$925,704.00		\$12.34



TOTAL SF
91,000



TOTAL ANNUAL RENT
\$925,704.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$12.34



NUMBER OF STORES
10



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



DOLLAR GENERAL PORTFOLIO - 10 SITES

W10900 Kottke Road, Crivitz, WI

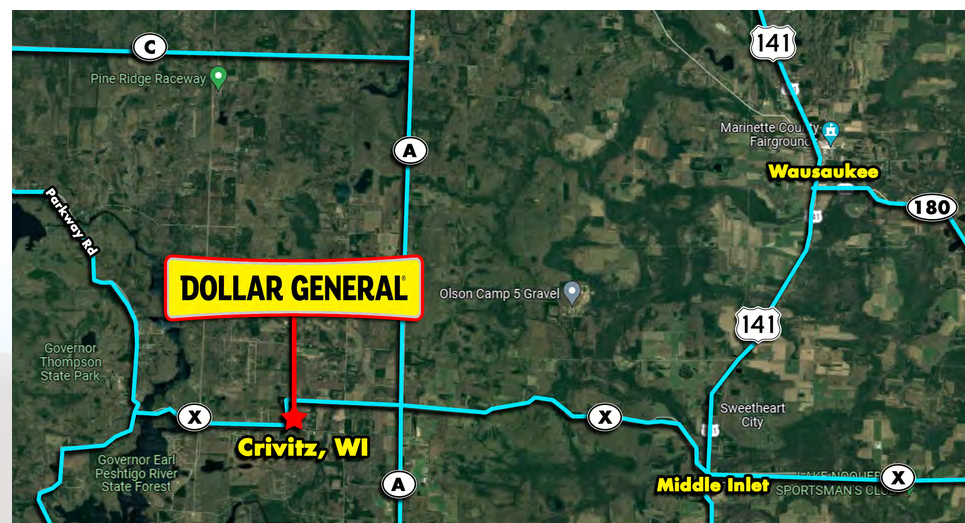
Crivitz, Wisconsin is a village in Marinette County, Wisconsin. It is part of the Marinette, WI-MI Micropolitan Statistical Area.

The Village of Crivitz, Wisconsin, located in Marinette County, is the “Gateway” to beautiful destinations, such as the Peshtigo River, Peshtigo River State Forest, Lake Noquebay, and Governor Tommy Thompson State Park, to name a few. While in the area you can enjoy the scenic beauty on your way to many recreational opportunities that the area has to offer.

The tourism industry and outdoor activities such as fishing, snowmobiling, and hunting are important to the Crivitz economy. Several area businesses specialize in outdoor activities, such as hunting, fishing, snowmobiling, whitewater rafting, tubing, ATV trail upkeep, and boat rental services.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	954	1,755	6,492
Total Population 2027	1,016	1,867	6,741
Population Growth Rate	6.50%	6.38%	3.84%
Median Age	61.5	61.3	56.7
# Of Persons Per HH	2.1	2.1	2.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	454	834	2,979
Average HH Income	\$57,550	\$57,841	\$62,522
Median House Value	\$149,222	\$149,142	\$151,459
Consumer Spending	\$12.5 M	\$22.9 M	\$83.7 M



DOLLAR GENERAL PORTFOLIO - 10 SITES

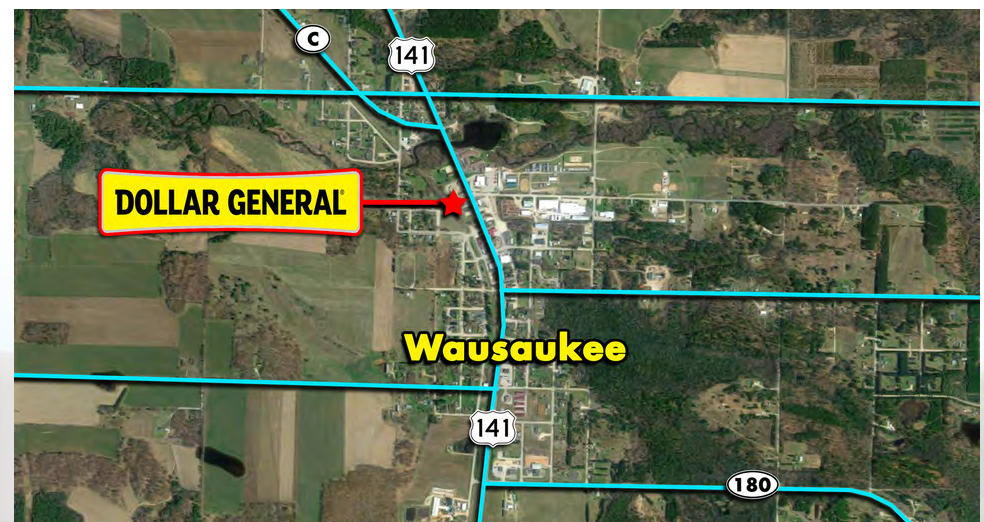
905 Main Street, Wausauke, WI

Wausauke, Wisconsin is centrally located in the northern County of Marinette, right on Highway 141. Marinette County offers vast public lands, ATV/snowmobile trails, and beautiful scenery including waterfalls, lakes, streams, forests, and rolling hills.

In fact, the name Wausauke comes from the native settlers in the area – the Menominee Indians – and means “among the rolling hills.” The Wausauke area is a great place for outdoor activities such as hunting, fishing, boating, hiking and camping.

Wausauke was originally founded in 1887. It grew because of the logging industry in the area. Over the years, many businesses came to Wausauke to support the logging community including saw mills, grocery stores, restaurants, churches, and schools. To learn more about the history of Wausauke click [here](#). You will find information about the original founders, historic buildings, and industries in the area including over 200 authentic, historical photos.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,052	1,816	5,732
Total Population 2027	1,077	1,862	5,906
Population Growth Rate	2.38%	2.53%	3.04%
Median Age		50.9	55.0
# Of Persons Per HH	2.3	2.2	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	457	795	2,598
Average HH Income	\$58,194	\$58,539	\$59,981
Median House Value	\$143,831	\$141,825	\$142,382
Consumer Spending	\$12.4 M	\$21.5 M	\$70.9 M



DOLLAR GENERAL PORTFOLIO - 10 SITES

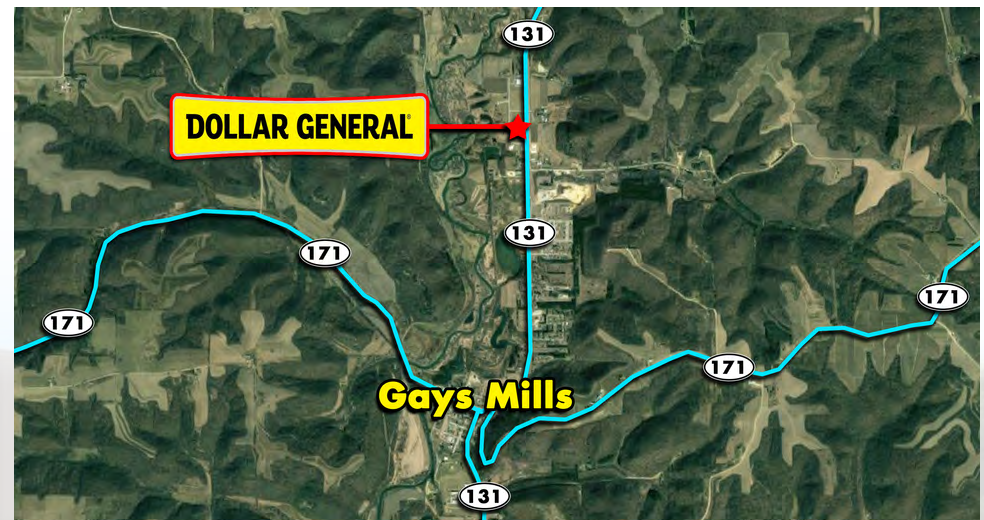
106 N. Royal Avenue, Gays Mills, WI

Gays Mills, Wisconsin is renowned for its apple orchards which flourish in the temperate valley of the Kickapoo. When the white and pink blossoms bloom in the spring or the tasty red apples are ready for picking in the fall, visitors flock here for local festivals that celebrate all things apple! Paddlers enjoy canoeing on the meandering Kickapoo River, whose Native Algonquin name means "crooked river."

Gays Mills is rich in history and rich in natural activities. Apple picking, berry picking, mushrooming, hiking, cross country skiing, biking, turkey hunting, horseback riding, snowmobiling, deer hunting, spelunking, fossil collecting and viewing of beautiful fall colors are all here. In addition, the Kickapoo River offers walleye, smallmouth bass, trout, pike and catfish for the fisherman and is one of the country's "windiest" rivers (70 miles by road and 120 miles by river), which makes it great for the canoe enthusiast. Come and enjoy Gays Mills in Wisconsin's Hidden Valleys.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	894	1,562	5,068
Median Age	49.3	50.0	48.7
# Of Persons Per HH	2.4	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	380	663	2,097
Average HH Income	\$77,017	\$74,375	\$69,927
Median House Value	\$142,718	\$151,714	\$160,873
Consumer Spending	\$11.6 M	\$20.1 M	\$62.6 M



DOLLAR GENERAL PORTFOLIO - 10 SITES

15543 Highway 11, Lidgerwood, ND

Lidgerwood, North Dakota is a city in Richland County, North Dakota, United States. The population was 652 at the 2010 census. Lidgerwood was founded in 1886. It is part of the Wahpeton, ND–MN Micropolitan Statistical Area. It sits about 73 miles south from Fargo, ND.

Lidgerwood is a very community oriented city. It has community parks, pool, and events available to residents and visitors throughout the year. The Lidgerwood 9 hole Golf Course is open seasonally April 15 to October 15. The Lidgerwood Community Museum offers visitors and residents alike a glimpse at the past.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	701	805	1,306
Median Age	48.4	47.9	47.2
# Of Persons Per HH	2.0	2.0	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	353	397	607
Average HH Income	\$53,793	\$55,658	\$63,854
Median House Value	\$63,834	\$67,646	\$82,525
Consumer Spending	\$9.2 M	\$10.6 M	\$17.5 M



DOLLAR GENERAL PORTFOLIO - 10 SITES

3742 72nd Avenue, Parshall, ND

Parshall, North Dakota is a city lying within the jurisdictional boundaries of the Mandan, Hidatsa, and Arikara Nation. It is located on the Fort Berthold Indian Reservation in Mountrail County, North Dakota. Its population was 903 at the 2010 census. Parshall was founded in 1914 by George Parshall, and is the home of the Paul Broste Rock Museum.

On February 15, 1936, Parshall recorded a temperature of -60 °F setting a state record low temperature, which still stands today. Relatively nearby Steele, ND recorded a state record high of 121 °F less than five months later.

Parshall is, perhaps, best known nationally for its namesake Parshall Oil Field, which surrounds the town. The 2006 discovery of the Parshall Field started the North Dakota oil boom.

Aspects of the oil boom near Parshall were presented in the series Boomtown on Discovery Communications cable channel Planet Green.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,054	1,116	1,731
Total Population 2027	1,091	1,155	1,785
Population Growth Rate	3.51%	3.49%	3.12%
Median Age	32.5	32.6	33.7
# Of Persons Per HH	2.7	2.7	2.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	368	389	600
Average HH Income	\$109,300	\$109,387	\$109,241
Median House Value	\$167,762	\$167,682	\$164,999
Consumer Spending	\$12.8 M	\$13.5 M	\$20.9 M



DOLLAR GENERAL PORTFOLIO - 10 SITES

1485 US 59 Highway, Princeton, KS

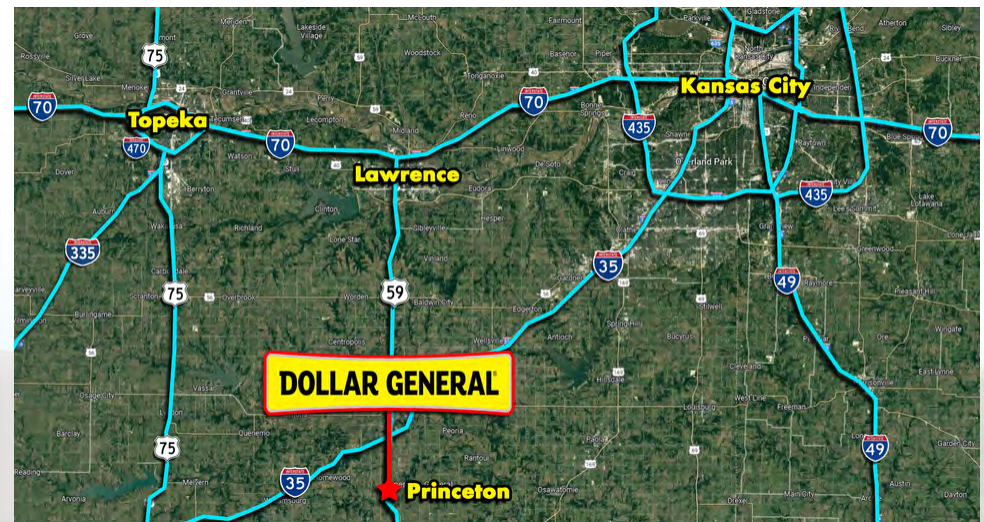
Princeton, Kansas is a city in Franklin County. Princeton had its start about 1869 by the building of the railroad through that territory. It was named after the city of Princeton, Illinois.

The railroad no longer runs through Princeton, and the former tracks have been converted into the Prairie Spirit rail trail.

The town is located south of Ottawa (and less than 8 miles south of Ottawa University pictured below), pictured below, on US Highway 59. It reported a population of 277 as of 2010. It was founded as a siding of the Lawrence, Leavenworth and Galveston Railroad. In 1869 the town was established along with the siding to create a community. A business district has developed along US Highway 59.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	600	1,296	17,052
Total Population 2027	606	1,308	17,103
Median Age	46.0	45.8	38.7
# Of Persons Per HH	2.6	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	228	494	6,666
Average HH Income	\$91,073	\$87,839	\$67,567
Median House Value	\$163,792	\$158,799	\$127,558
Consumer Spending	\$8.4 M	\$17.9 M	\$195.8 M



DOLLAR GENERAL PORTFOLIO - 10 SITES

78 23rd Avenue W, Dickinson, ND

Dickinson, North Dakota is located next to the Theodore Roosevelt National Park. Dickinson, ND offers full lodging, and dining. Enjoy the Badlands Dinosaur Museum and other local attractions.

Dickinson is a city in Stark County. It is the county seat of Stark County. The population was 25,679 at the 2020 census. Since the North Dakota oil boom the city has become one of the fastest-growing cities in the United States.

According to the 2020 census, the city is estimated to have a population of 25,679, however, other sources have estimates of the population at 33,646 or possibly exceeding 35,000. Dickinson is home to the Ukrainian Cultural Institute, which has a museum and holds events year round for the local Ukrainian community.

Dickinson is the principal city of the Dickinson Micropolitan Statistical Area, a micropolitan area that covers Billings and Stark counties and had a combined population of 34,591 at the 2010 census.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	26,942	28,877	30,091
Total Population 2027	30,578	32,797	34,106
Population Growth Rate	13.50%	13.57%	13.34%
Median Age	33.9	34.1	34.2
# Of Persons Per HH	2.6	2.3	2.3
HOUSEHOLDS & INCOME	3 MILES	3 MILES	5 MILES
Total Households	11,413	12,166	12,657
Average HH Income	\$92,840	\$94,008	\$95,129
Median House Value	\$249,423	\$253,761	\$256,385
Consumer Spending	\$359.2 M	\$388.4 M	\$408.7 M



DOLLAR GENERAL PORTFOLIO - 10 SITES

12650 198th Street, Linwood, KS

Linwood, Kansas is a city in Leavenworth County. As of the 2010 census, the city population was 375. It is located along K-32 highway between Lawrence and Bonner Springs. It is part of the Kansas City metropolitan area.

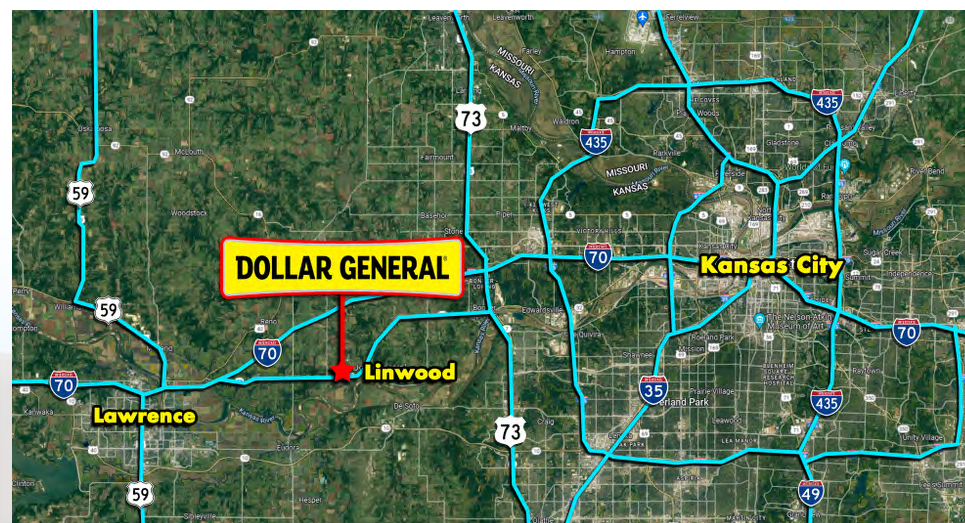
Linwood was founded as Journeycake, being named after Charles Journeycake, the last Delaware chief. The community was platted on both sides of Stranger Creek, near its mouth at the Kansas River.

The original community of Journeycake was officially platted as Stranger on July 11, 1867. According to the Kansas Historical Collections, the community of Stranger had its name changed to Linwood by Senator William A. Harris because of his great appreciation for the linwood trees that were abundant in the vicinity of Stranger Creek.

Much of Linwood's commerce came from the saw mills on the river, so the city had grown very near the banks of the Kansas River (affectionately known as the “Kaw” River) that flows eastward to the Missouri. After the 1903 flood damaged and endangered much of the city, it was relocated about one mile north to its present location out of “the bottoms” (as they are still known today) near the river.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,383	8,480	58,355
Total Population 2027	1,409	8,890	61,509
Population Growth Rate	1.88%	4.83%	5.40%
Median Age	41.3	39.7	38.6
# Of Persons Per HH	2.6	2.7	2.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	525	3,090	21,464
Average HH Income	\$100,791	\$101,342	\$111,959
Median House Value	\$211,688	\$275,351	\$268,420
Consumer Spending	\$19.4 M	\$113.6 M	\$825.5 M



DOLLAR GENERAL PORTFOLIO - 10 SITES

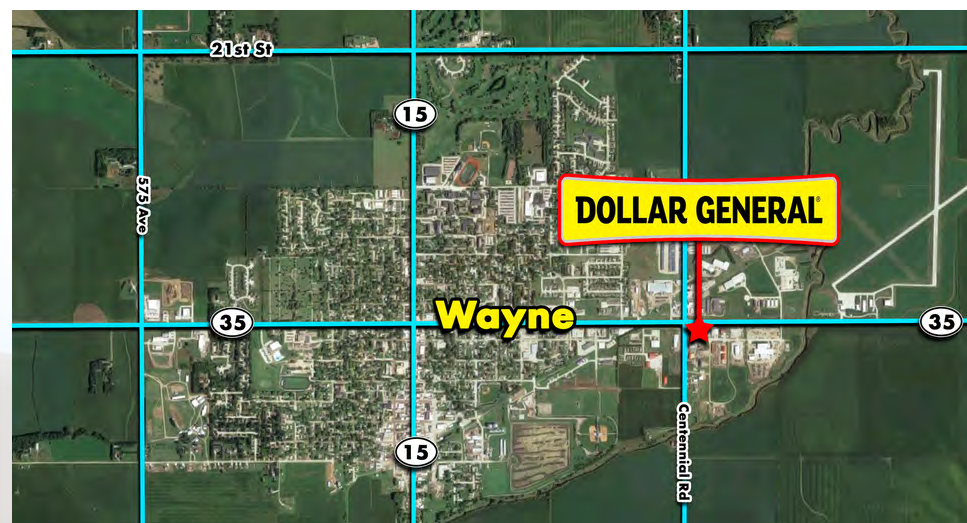
1519 E 7th Street, Wayne, NE

Wayne, Nebraska is a city in Wayne County, located in northeast Nebraska on State Highways 15 and 35. Wayne is 45 miles southwest of Sioux City, IA; 105 miles northwest of Omaha; and 120 miles north of Lincoln. It is the county seat of Wayne County and the home of Wayne State College.

A well-educated labor force provides significant benefits to Wayne employers. Their workers are among the most productive, are readily trainable and are known for their strong work orientation and technical proficiency. Nebraska high school graduates also score well above the national average in college aptitude tests. Also, Wayne State College and Northeast Community College provide an excellent resource for continuing education and higher education.

Wayne, a city rich in history, actively steps into the future with vigorous development and an innovative attitude. The friendly people, sound economy and comfortable lifestyle make Wayne a great place to live and work.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	6,115	6,470	9,252
Median Age	29.5	29.8	32.4
# Of Persons Per HH	2.3	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,206	2,346	3,413
Average HH Income	\$65,862	\$67,152	\$70,199
Median House Value	\$149,320	\$149,713	\$141,709
Consumer Spending	\$63.1 M	\$68 M	\$102.8 M



DOLLAR GENERAL PORTFOLIO - 10 SITES

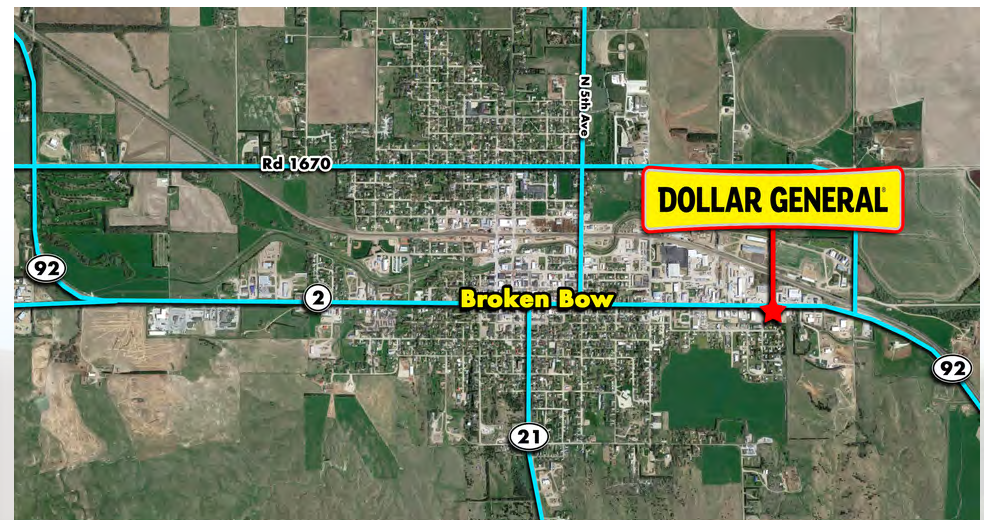
840 E South Street, Broken Bow, NE

Broken Bow, Nebraska is a city in Custer County. it is the county seat of Custer County. Broken Bow was platted in 1882.

Broken Bow has its own community college and its own modern, recently expanded hospital. The town has become a retail and services hub for the entire county. The One Box Pheasant Hunt, the natural beauty of the surrounding Sandhills and the needs of local corporations attract hundreds of visitors, and the new Cobblestone Hotel & Suites and One Box Convention Center are now there to welcome them. Healthy growth like that didn't happen by chance. It happened because the same pioneer spirit that built Broken Bow made it happen.

Becton Dickinson, who chose Broken Bow over 50 years ago, continues to grow and thrive as a leader in global medical technology. A 50-turbine wind farm that can power 32,000 homes is already in operation in Broken Bow, and a second wind farm is expected to go into operation by the end of 2014, harnessing an age-old natural resource through the use of 21st-century technology.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	3,880	4,105	5,031
Median Age	39.9	40.1	40.7
# Of Persons Per HH	2.2	2.2	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,701	1,794	2,175
Average HH Income	\$70,781	\$71,242	\$72,266
Median House Value	\$152,034	\$153,030	\$156,421
Consumer Spending	\$47.9 M	\$50.9 M	\$63.3 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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