



UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427

PROPERTY RENDERING

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

UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427 



DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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:

BRYAN BENDER

MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

BENJAMIN SCHULTZ

SENIOR DIRECTOR
D: 248.254.3409
BSCHULTZ@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
NJ #1970382
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.898.1551

UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427



INVESTMENT SUMMARY

| | |
|-------------------|--------------|
| List Price: | \$1,735,071 |
| Current NOI: | \$97,164.00 |
| Initial Cap Rate: | 5.60% |
| Land Acreage: | +/- 1.0 |
| Year Built | 2022 |
| Building Size: | 10,640 SF |
| Price PSF: | \$163.07 |
| Lease Type: | Absolute NNN |
| Lease Term: | 15 Years |
| Average CAP Rate: | 5.60% |

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,640 SF. **Dollar General PLUS** store with an upgraded storefront located in Glennville, Georgia. The property offers a brand new Fifteen (15) Year Absolute NNN Lease, 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 which holds a credit rating of "BBB", which is classified as Investment Grade. The store has opened with rent having commenced in May of 2022.

This Dollar General is highly visible as it is strategically positioned on the corner of Pecan Road and S Veterans Blvd which sees 7,619 cars per day. The ten mile population from the site is 16,270 and growing, while the three mile average household income is \$75,243 per year, making this location ideal for a Dollar General. This area is experiencing great growth with the five mile population growth rate at 5.75%. 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 5.60% cap rate based on NOI of \$97,164.



PRICE \$1,735,071



CAP RATE 5.60%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **BTS 2022 Upgraded Storefront**
- **Now Open! | Opened in May 2022**
- **Corner Location | On Main Thoroughfare**
- 5 (5 Year) Options | 10% Increases At Each Option
- **Three Mile Household Income \$75,243**
- Ten Mile Population 16,270 | Expected Growth 5.47%
- **Five Mile Population Growth Rate 5.75%**
- **7,619 Cars Per Day on S Veterans Blvd**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth

UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427

FINANCIAL SUMMARY

| INCOME | | PER SF |
|-----------------------------|--------------------|---------------|
| Rent | \$97,164.00 | \$9.13 |
| Gross Income | \$97,164.00 | \$9.13 |
| EXPENSE | | PER SF |
| Expenses | \$0 | \$0.00 |
| Gross Expenses | \$0 | \$0.00 |
| NET OPERATING INCOME | \$97,164.00 | \$9.13 |

PROPERTY SUMMARY

| | |
|---------------------|---------------|
| Year Built: | 2022 |
| Lot Size: | +/- 1.0 Acres |
| Building Size: | 10,640 SF |
| Traffic Count: | 7,619 |
| Roof Type: | Standing Seam |
| Zoning: | Commercial |
| Construction Style: | Upgraded |
| Parking Lot: | Asphalt |
| # of Parking Spaces | 33 |
| Warranties | Construction |
| HVAC | Roof Mounted |

LEASE SUMMARY

| | |
|----------------------------|----------------------------|
| Tenant: | Dollar General |
| Lease Type: | Absolute NNN |
| Primary Lease Term: | 15 Years |
| Annual Rent: | \$97,164.00 |
| Rent PSF: | \$9.13 |
| Landlord Responsibilities: | None |
| Taxes, Insurance & CAM: | Tenant Responsibility |
| Roof, Structure & Parking: | Tenant Responsibility |
| Lease Start Date: | 5/11/2022 |
| 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



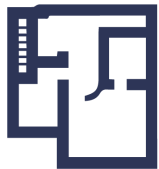
S&P:
BBB

UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427



| TENANT NAME | UNIT SIZE (SF) | LEASE START | LEASE END | ANNUAL RENT | % OF GLA | RENT PER SF/YR |
|-----------------|----------------|-------------|-----------|-------------|----------|----------------|
| Dollar General | 10,640 | 5/11/2022 | 5/31/2037 | \$97,164 | 100.0 | \$9.13 |
| | | | Option 1 | \$106,880 | | \$10.04 |
| | | | Option 2 | \$117,568 | | \$11.05 |
| | | | Option 3 | \$129,325 | | \$12.15 |
| | | | Option 4 | \$142,258 | | \$13.37 |
| | | | Option 5 | \$156,483 | | \$14.70 |
| Totals/Averages | 10,640 | | | \$97,164.00 | | \$9.13 |



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$97,164.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.13



NUMBER OF TENANTS
1



UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427

 FORTIS NET LEASE™



2.8% INCREASE
IN NET SALES Q4



1,110 STORES
OPENING IN 2022



\$34.2 BIL
IN SALES

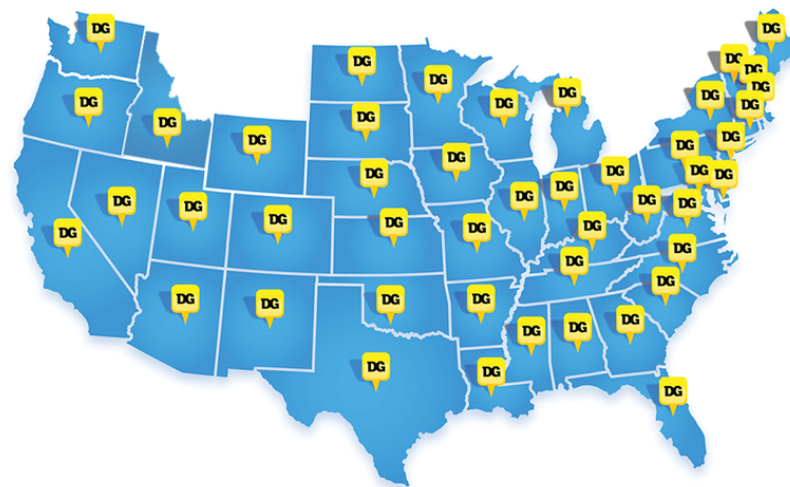


83 YEARS
IN BUSINESS



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

UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427

 FORTIS NET LEASE™



UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427

 **FORTIS** NET LEASE™



UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427

 FORTIS NET LEASE™

PROXIMITY TO LOCAL ATTRACTIONS



62 Miles
Savannah Hilton
Head Int.
Airport



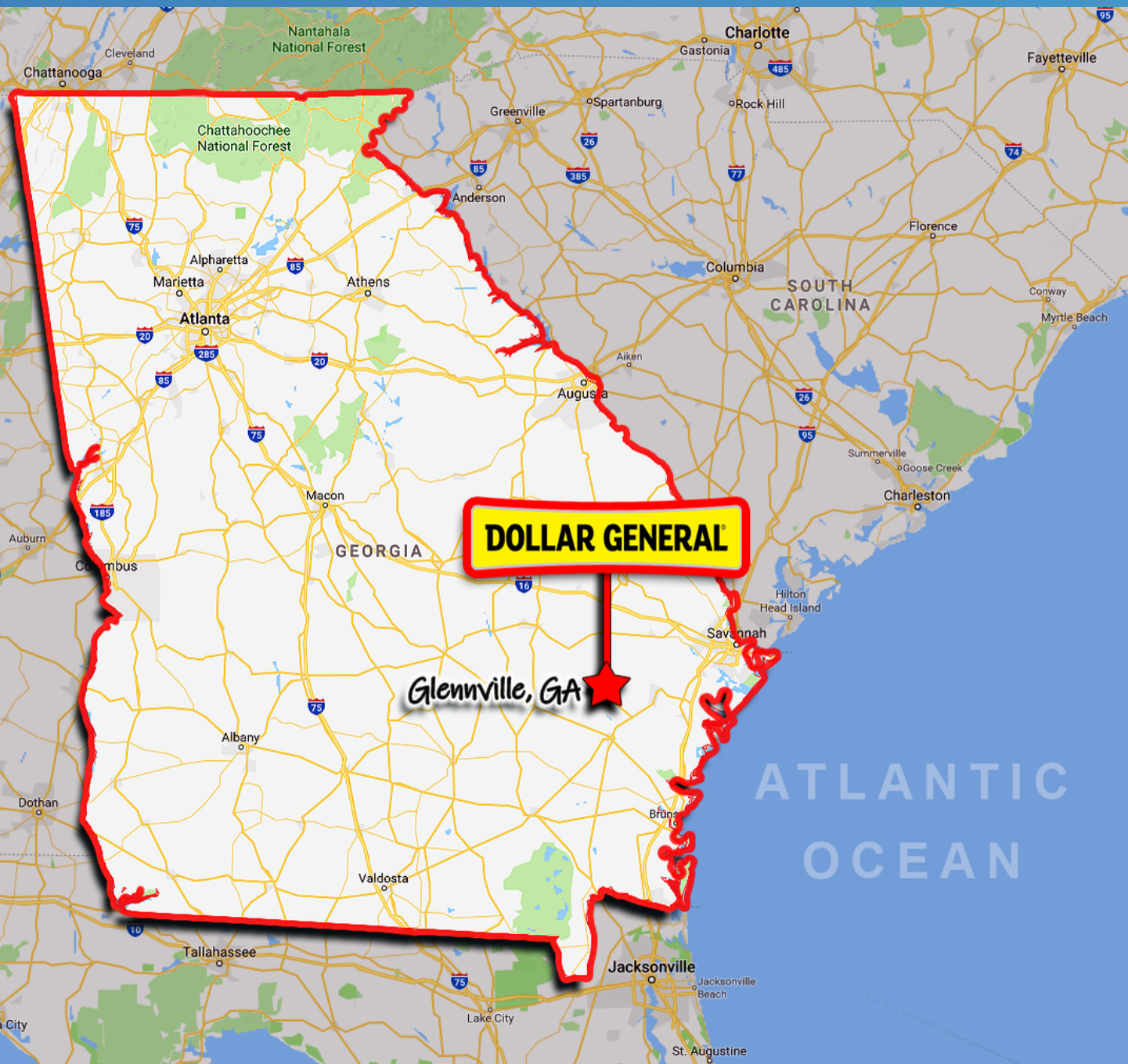
216 Miles
Atlanta,
GA



65 Miles
Savannah,
GA



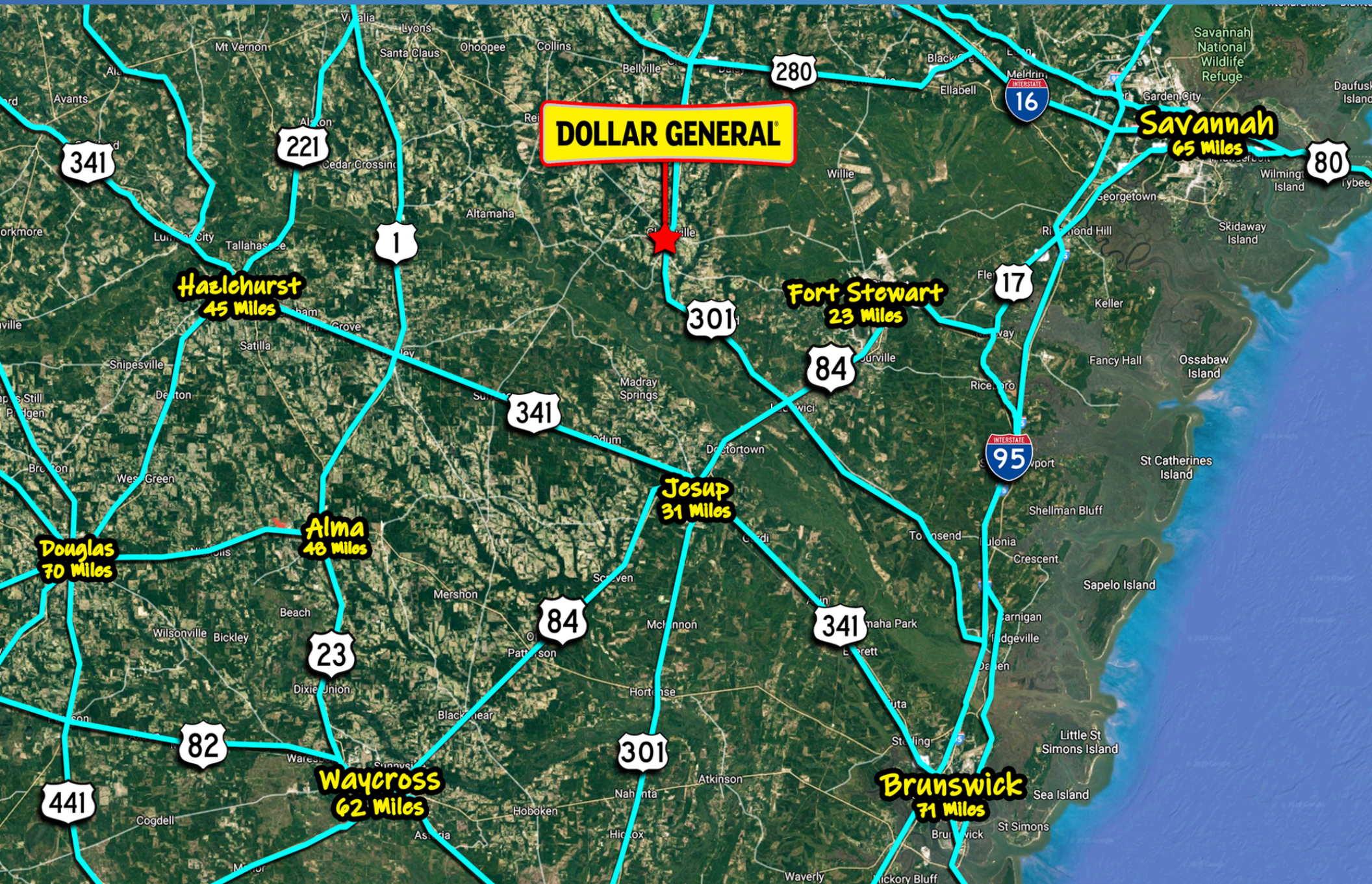
23 Miles
Fort Stewart,
GA



UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427

 FORTIS NET LEASE™



UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427

 FORTIS NET LEASE™



UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427



UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427

 FORTIS NET LEASE™



UPGRADED DOLLAR GENERAL PLUS

1199 SOUTH VETERANS BLVD, GLENNVILLE, GA 30427



Glennville is in the southern part of Tattnall County, which was formed from a portion of Montgomery County by Act of December 5, 1801. The first settlements in this section seem to date back to the beginning of the 19th century. One of the earliest settlers was Gideon Poppell, who received a grant for 900 acres of land from the state of Georgia in November 1832. In January 1833, 300 acres of this tract were transferred to John Stanfield, and later this land was divided and one part given to a Mr. Barnard and the other to a Mr. DeLoach. The eastern and southern part of the city of Glennville was built on that portion of the grant to Mr. Barnard.

This dense area of woodlands was abundant with deer, turkeys and other animals. A favorite “deer stand” once stood where the Glennwanis Hotel now stands. Many of the earlier settlers migrated from the Carolinas and Virginia.

It is evident in reviewing the history of Glennville that the nucleus around which this town was founded may well date back to the laying of three strong pillars, viz the church, the school, and the Masonic Lodge. The community at that time was known as Philadelphia Cross Roads. These three institutions were not organized at the same time, but as they all came into being, they held the inhabitants together. In the church, which was constituted June 28, 1857, and known as Philadelphia Baptist Church, the Christian faith and hope were manifested; in the Masonic Lodge, the bond of brotherly love was established; and in the little rural schoolhouse, the desire for advancement along educational lines and for the upbuilding of the community is evident.

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|------------------------|---------|---------|----------|
| Total Population 2022 | 6,717 | 10,073 | 16,270 |
| Total Population 2027 | 7,024 | 10,652 | 17,160 |
| Population Growth Rate | 4.57% | 5.75% | 5.47% |
| Median Age | 37.8 | 37.5 | 38.1 |
| # Of Persons Per HH | 2.4 | 2.5 | 2.6 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,758 | 3,899 | 5,672 |
| Average HH Income | \$75,243 | \$72,337 | \$71,070 |
| Median House Value | \$151,282 | \$134,933 | \$121,009 |
| Consumer Spending | \$80.1 M | \$113.3 M | \$167.3 M |





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

BENJAMIN SCHULTZ

SENIOR DIRECTOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM