



ABSOLUTE NNN DOLLAR GENERAL

2248 SIMPSON HIGHWAY 28 W, PINOLA, MS 39149

ACTUAL STORE

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

ROBERT BENDER
MANAGING PARTNER
D: 248.254.3406
RBENDER@FORTISNETLEASE.COM

DOUG PASSON
MANAGING PARTNER
D: 248.254.3407
DPASSON@FORTISNETLEASE.COM

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY

11427 REED HARTMAN HWY #236

CINCINNATI , OH 45241

513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,238,993
Current NOI:	\$91,066.00
Initial Cap Rate:	7.35%
Land Acreage:	1.36
Year Built	2021
Building Size:	9,139 SF
Price PSF:	\$135.57
Lease Type:	Absolute NNN
Lease Term:	15 years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,139 SF Dollar General store located in Pinola, MS. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease has remaining 4 (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 been open & operating successfully since February 2021.

This Dollar General is highly visible as it is strategically positioned at the intersection of Johnny Bush Road and Highway 28 which sees 2,710 vehicles per day. The ten mile population from the site is 7,354 while the ten mile average household income \$63,859 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.



PRICE \$1,238,993



CAP RATE 7.35%



LEASE TYPE Absolute NNN



TERM REMAINING 11.84 Years

INVESTMENT HIGHLIGHTS

- **15 Year Absolute NNN Lease**
- Zero Landlord Responsibilities
- **4 (5 Year) Options | 10% Increases At Each Option**
- 10 Mile Average Household Income \$63,859
- 10 Mile Population 7,354
- 2,710 Vehicles Per Day
- Investment Grade Dollar Store With "BBB" Credit Rating

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$91,066.00	\$9.96
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$91,066.00	\$9.96

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.36 Acres
Building Size:	9,139 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$91,066.00
Rent PSF:	\$9.96
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/10/2021
Lease Expiration Date:	2/29/2036
Lease Term Remaining:	11.84 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$37.8 BILLION



STORE COUNT:
19,000+

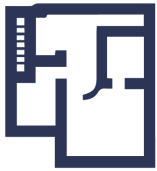


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,139	2/10/2021	2/29/2036	\$91,066.00	100.0	\$9.96
Totals/Averages	9,139			\$91,066.00		\$9.96



TOTAL SF
9,139



TOTAL ANNUAL RENT
\$91,066.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.96



NUMBER OF TENANTS
1



DOLLAR GENERAL

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 FORTIS NET LEASE™



10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES



84 YEARS
IN BUSINESS




4.3%
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 19,000+ stores with more than 173,000 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, but now they are expanding into more densely populated areas. DG opened 1,110 new stores in 2022, and planning to open an additional 1,050 in 2023. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



19,000+ STORES ACROSS 47 STATES

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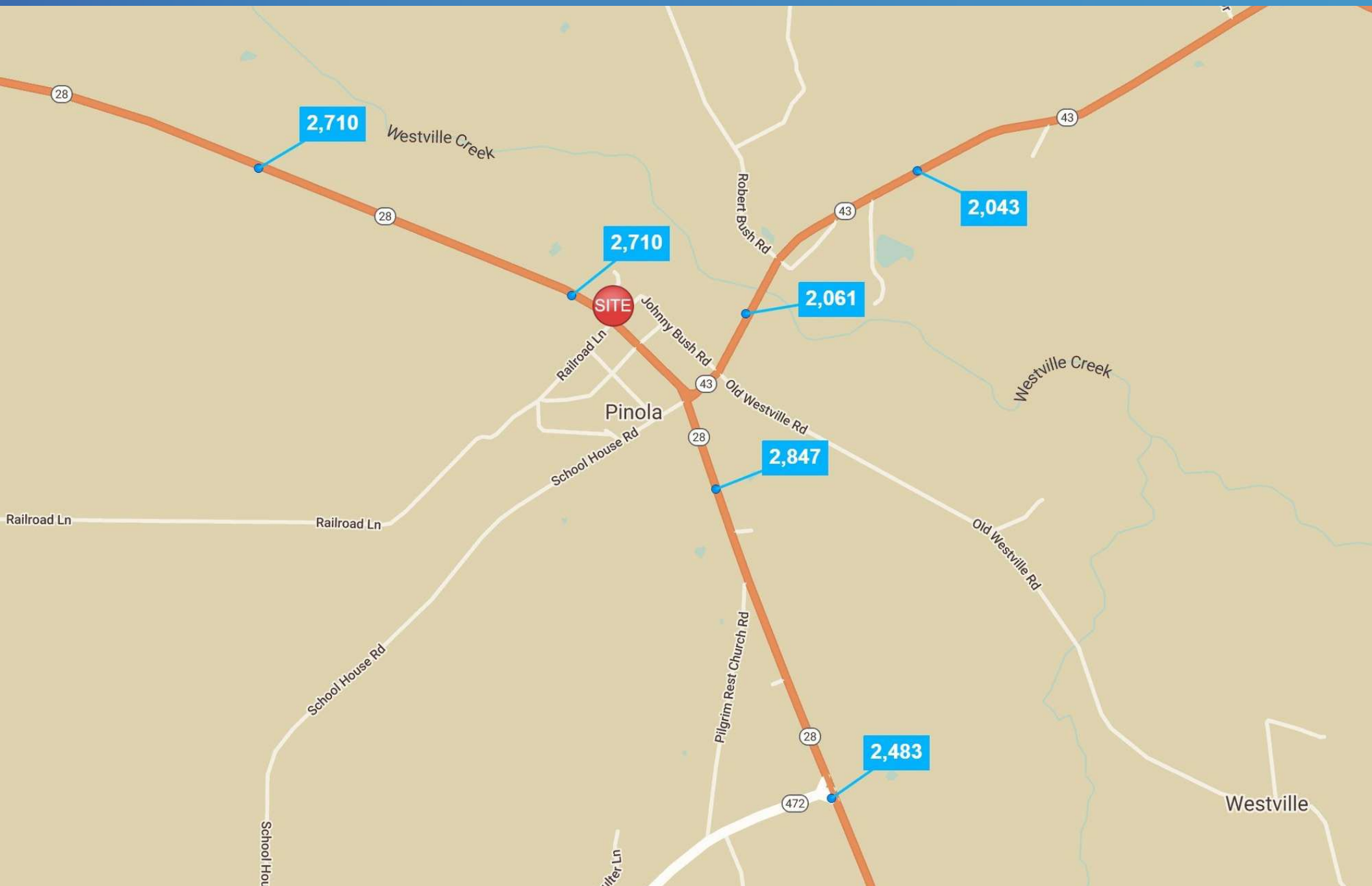
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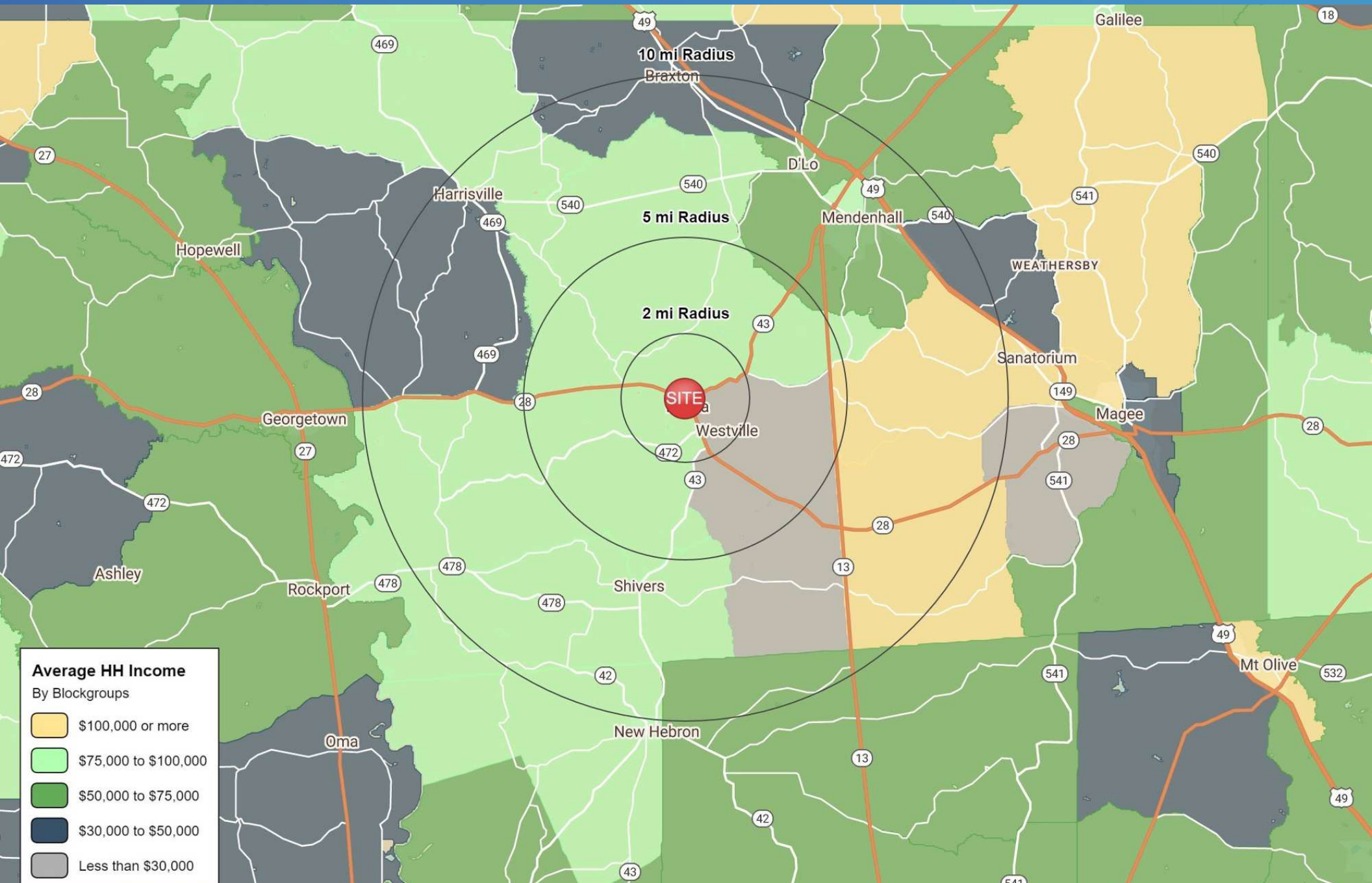
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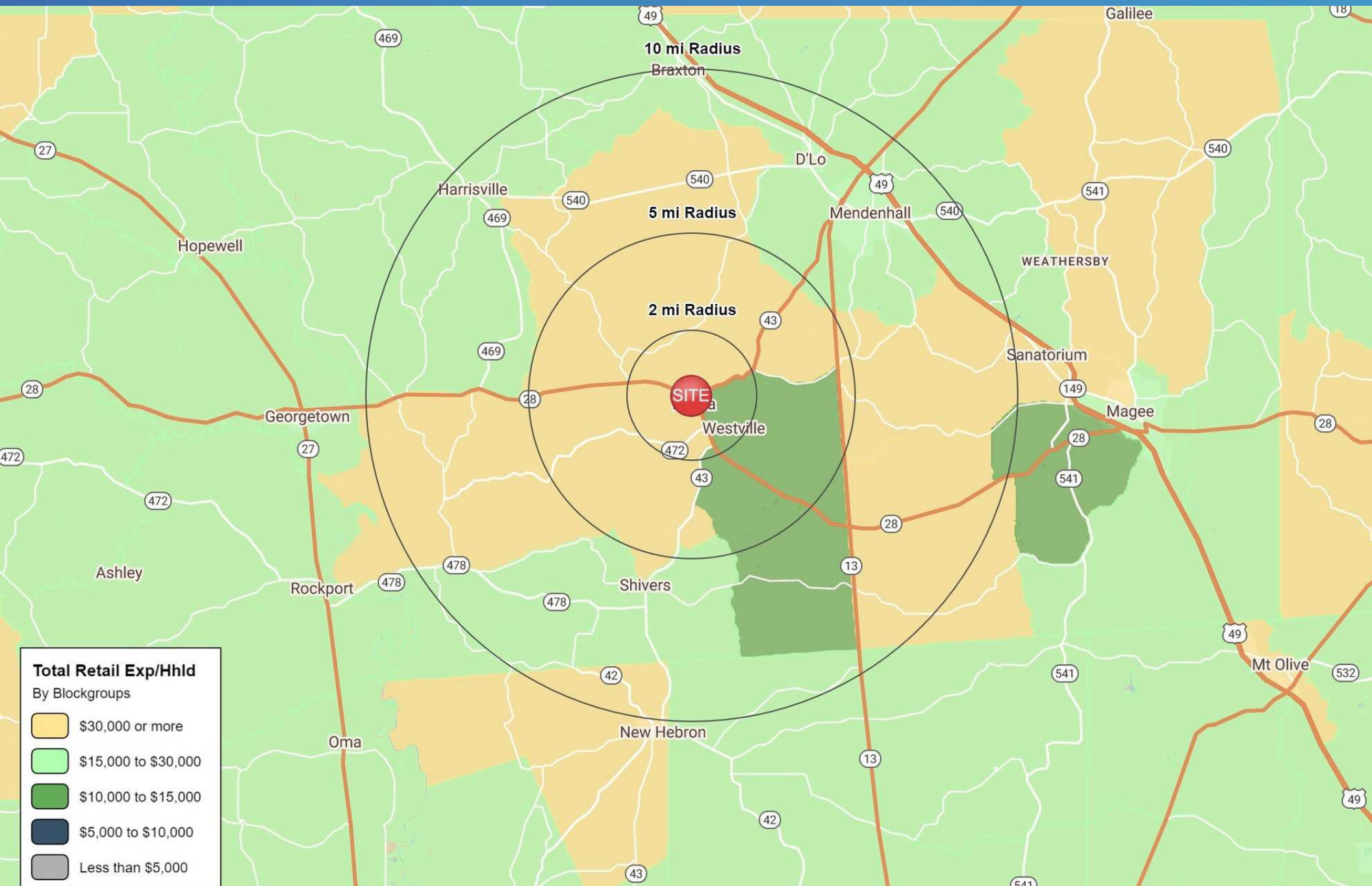


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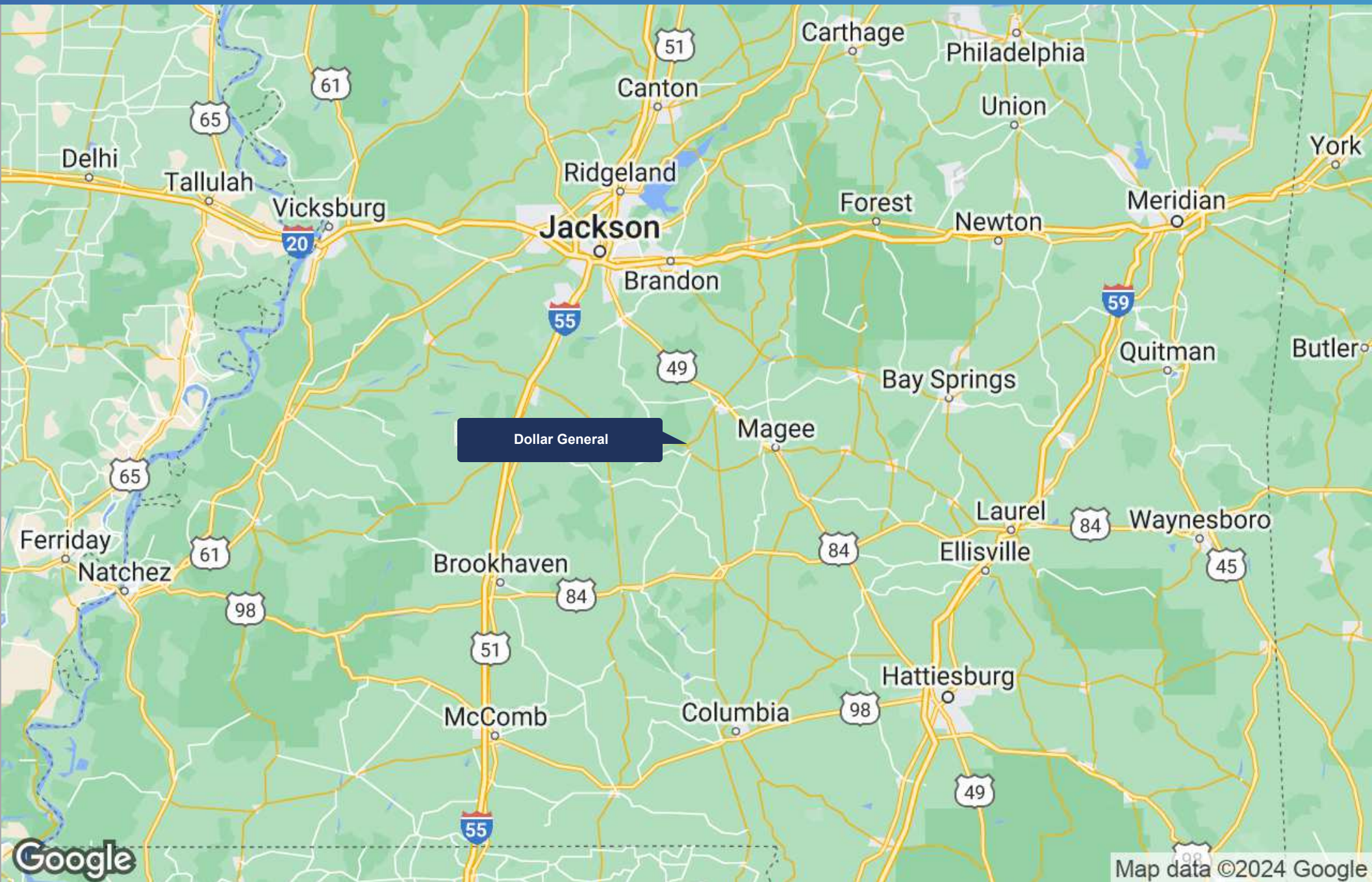





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POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2024	249	1,899	7,354
Total Population 2029	248	1,854	7,192
Median Age	42.7	41.7	42.5
# Of Persons Per HH	2.5	2.6	2.6
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	99	729	2,827
Average HH Income	\$40,280	\$53,324	\$63,859
Median House Value	\$94,444	\$99,999	\$98,595
Consumer Spending	\$2.1M	\$18.4M	\$78.1M

Pinola is a charming rural town located in Simpson County, Mississippi, USA. Situated in the southern part of the state, Pinola is known for its tranquility and scenic beauty. With a population that typically hovers around a few hundred residents, this small town offers a peaceful escape from the hustle and bustle of urban life. Pinola embodies the essence of a close-knit, southern community where neighbors know one another, and a warm, welcoming atmosphere prevails.

The town of Pinola boasts a rich history, and visitors can explore its historic sites and architecture, including quaint churches and picturesque homes. The local community often comes together for various events and activities, fostering a strong sense of camaraderie. Nature enthusiasts will also appreciate the lush countryside surrounding Pinola, making it an ideal location for outdoor activities such as hiking, fishing, and birdwatching. Pinola represents the beauty of rural Mississippi, offering a serene and authentic experience for those seeking a taste of small-town life.





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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