



ACTUAL STORE

**DOLLAR GENERAL**

39603 MS-63 N, RICHTON, MS 39476

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



## 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:

### ROBERT BENDER

MANAGING PARTNER

D: 248.254.3406

RBENDER@FORTISNETLEASE.COM

### DOUG PASSON

MANAGING PARTNER

D: 248.254.3407

DPASSON@FORTISNETLEASE.COM

## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

BANG REALTY

11427 REED HARTMAN HWY #236

CINCINNATI , OH 45241

513.898.1551

## INVESTMENT SUMMARY

List Price:	\$1,126,640
Current NOI:	\$84,498.00
Initial Cap Rate:	7.50%
Land Acreage:	2.12
Year Built	2019
Building Size:	9,244 SF
Price PSF:	\$121.88
Lease Type:	Absolute NNN
Lease Term:	15 years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,244 SF Dollar General store located in Richton, 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 June 2019.

This Dollar General is highly visible as it is strategically positioned along MS-63 which sees 2,370 vehicles per day. The ten mile population from the site is 3,375 while the ten mile average household income \$66,363 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** \$1,126,640



**CAP RATE** 7.50%



**LEASE TYPE** Absolute NNN



**TERM REMAINING** 10.17 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 \$66,363
- 10 Mile Population 3,375
- 2,370 Vehicles Per Day
- Investment Grade Dollar Store With "BBB" Credit Rating
- On Main Thoroughfare

## FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$84,498.00	\$9.14
EXPENSE		PER SF
Gross Expenses	-	-
<b>NET OPERATING INCOME</b>	<b>\$84,498.00</b>	<b>\$9.14</b>

## PROPERTY SUMMARY

Year Built:	2019
Lot Size:	2.12 Acres
Building Size:	9,244 SF
Zoning:	Commercial
Construction Style:	Prototype

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$84,498.00
Rent PSF:	\$9.14
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/26/2019
Lease Expiration Date:	6/30/2034
Lease Term Remaining:	10.17 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+

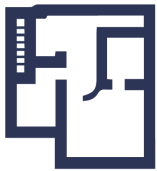


**GUARANTOR:**  
DG CORP



**S&P:**  
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,244	6/26/2019	6/30/2034	\$84,498.00	100.0	\$9.14
Totals/Averages	9,244			\$84,498.00		\$9.14



TOTAL SF  
9,244



TOTAL ANNUAL RENT  
\$84,498.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$9.14



NUMBER OF TENANTS  
1





# DOLLAR GENERAL

39603 MS-63 N, RICHTON, MS 39476 

 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**



# DOLLAR GENERAL

39603 MS-63 N, RICHTON, MS 39476 

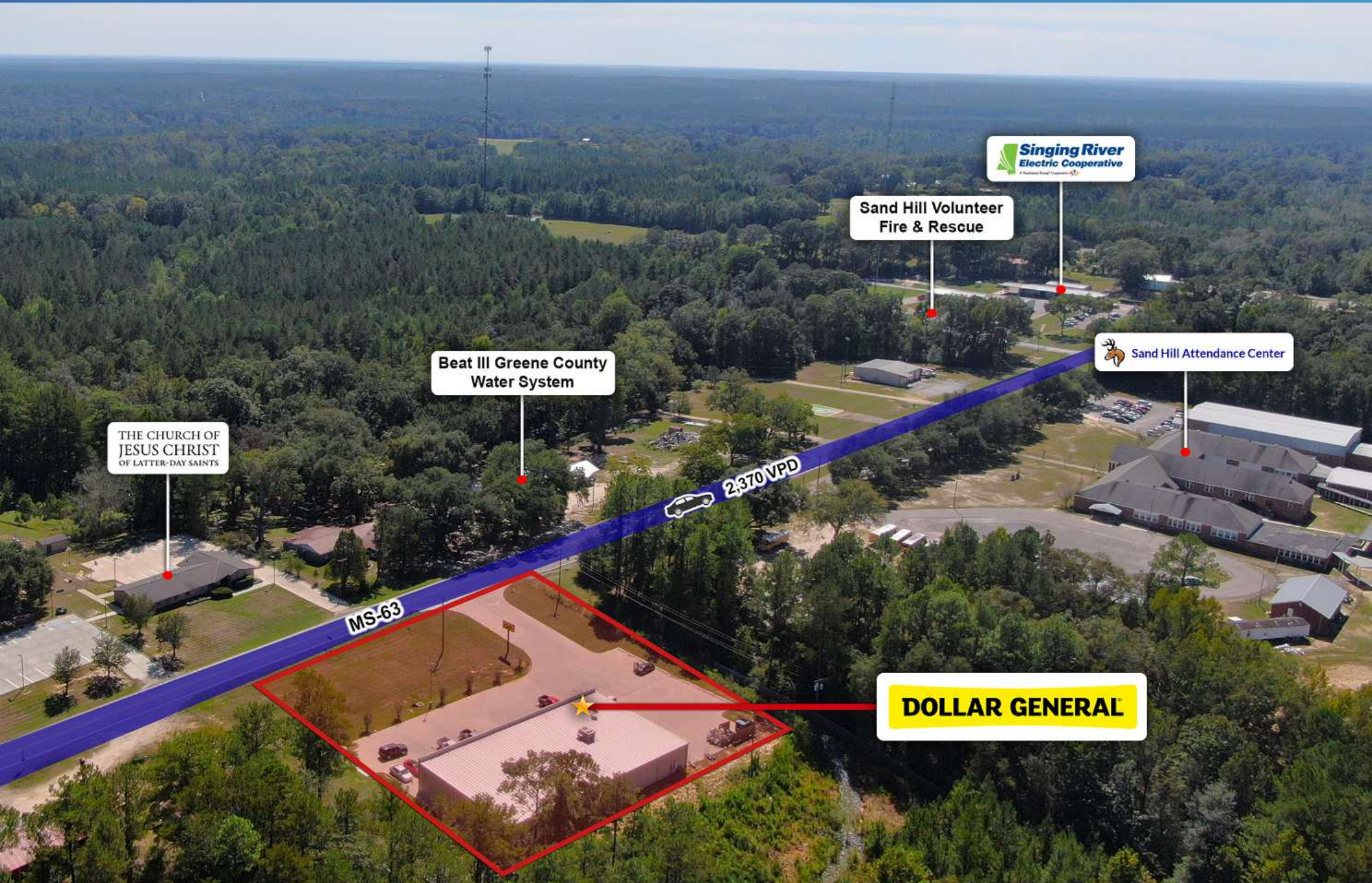
 FORTIS NET LEASE™









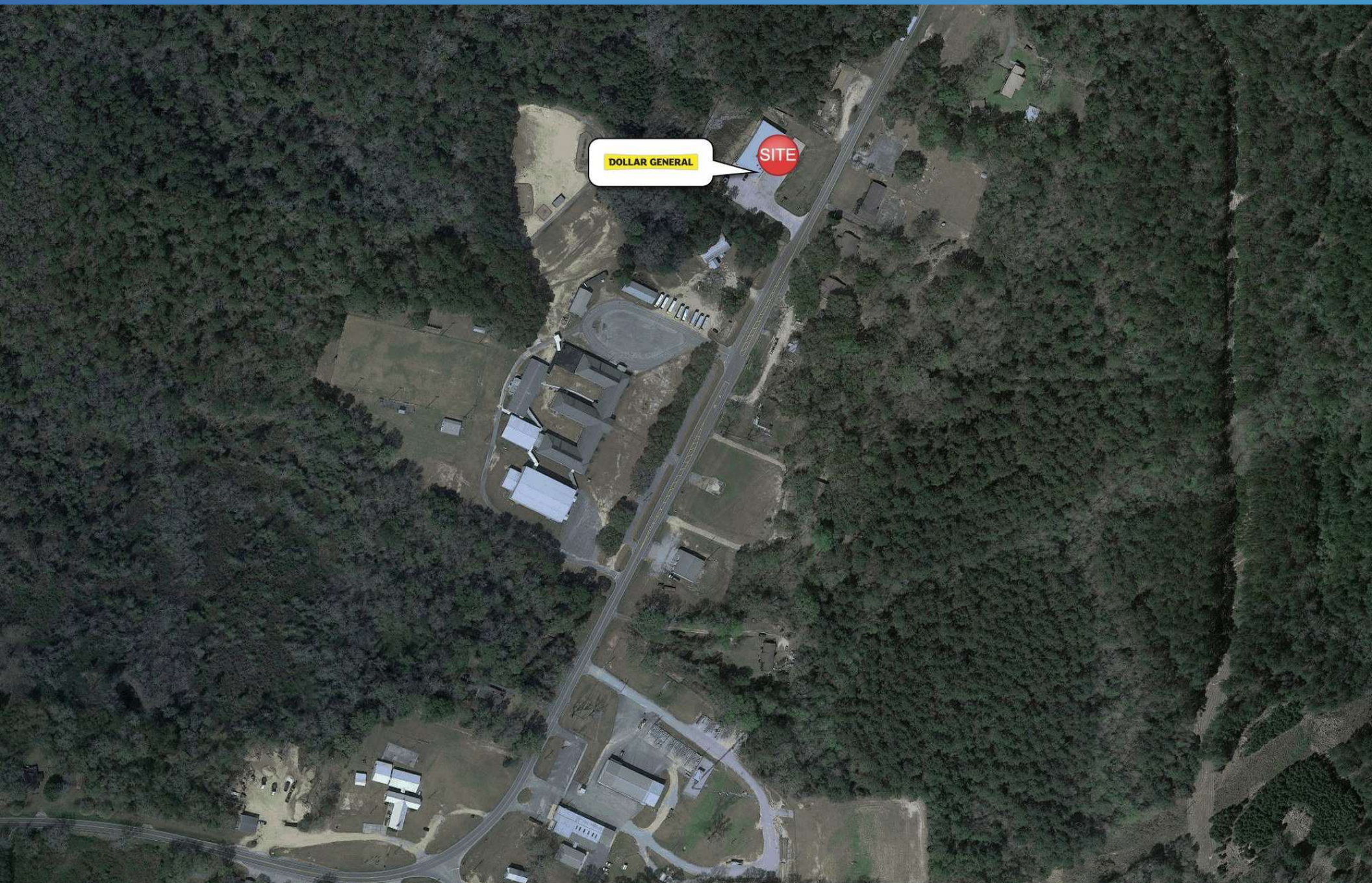




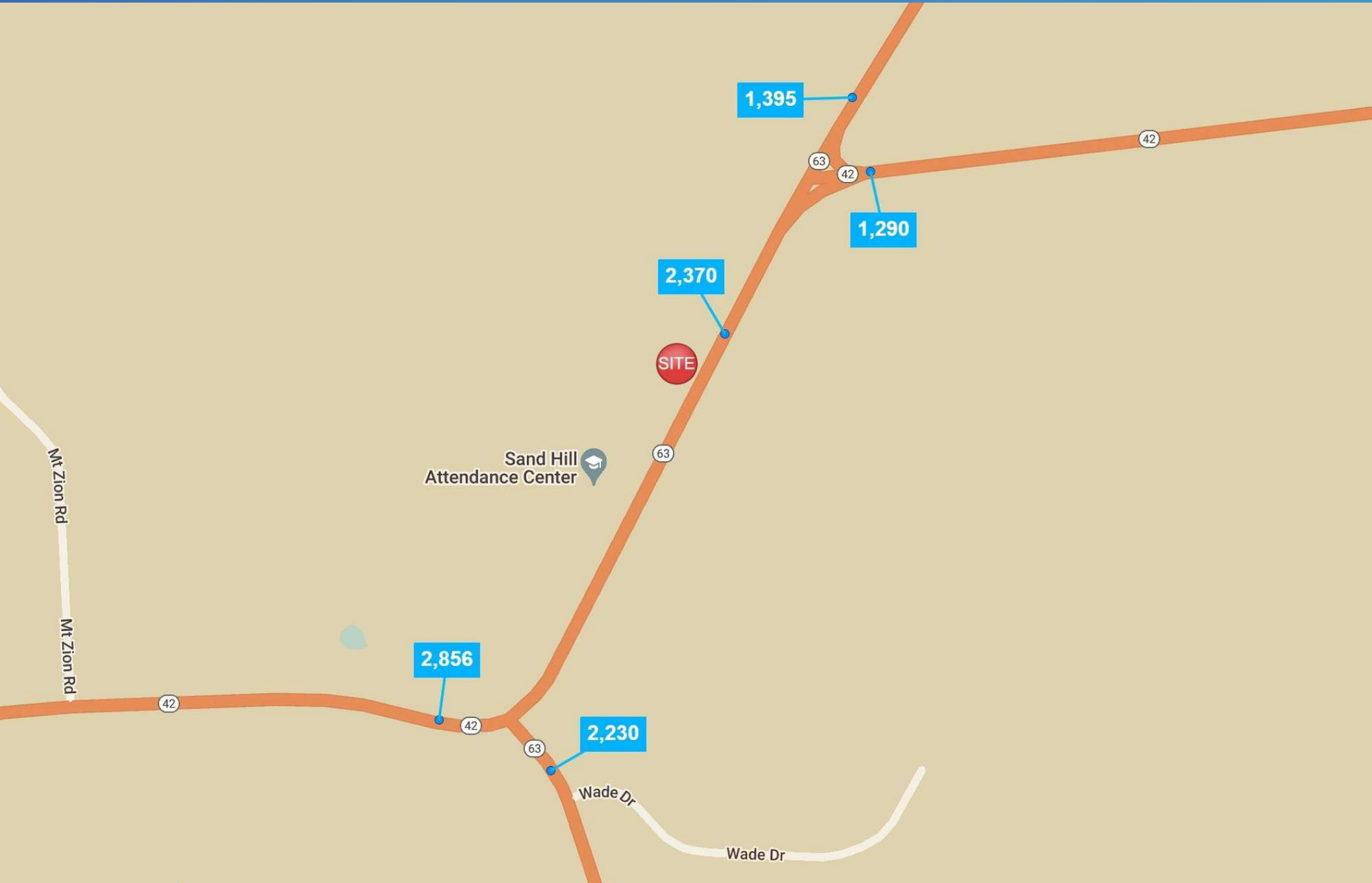
# DOLLAR GENERAL

39603 MS-63 N, RICHTON, MS 39476 

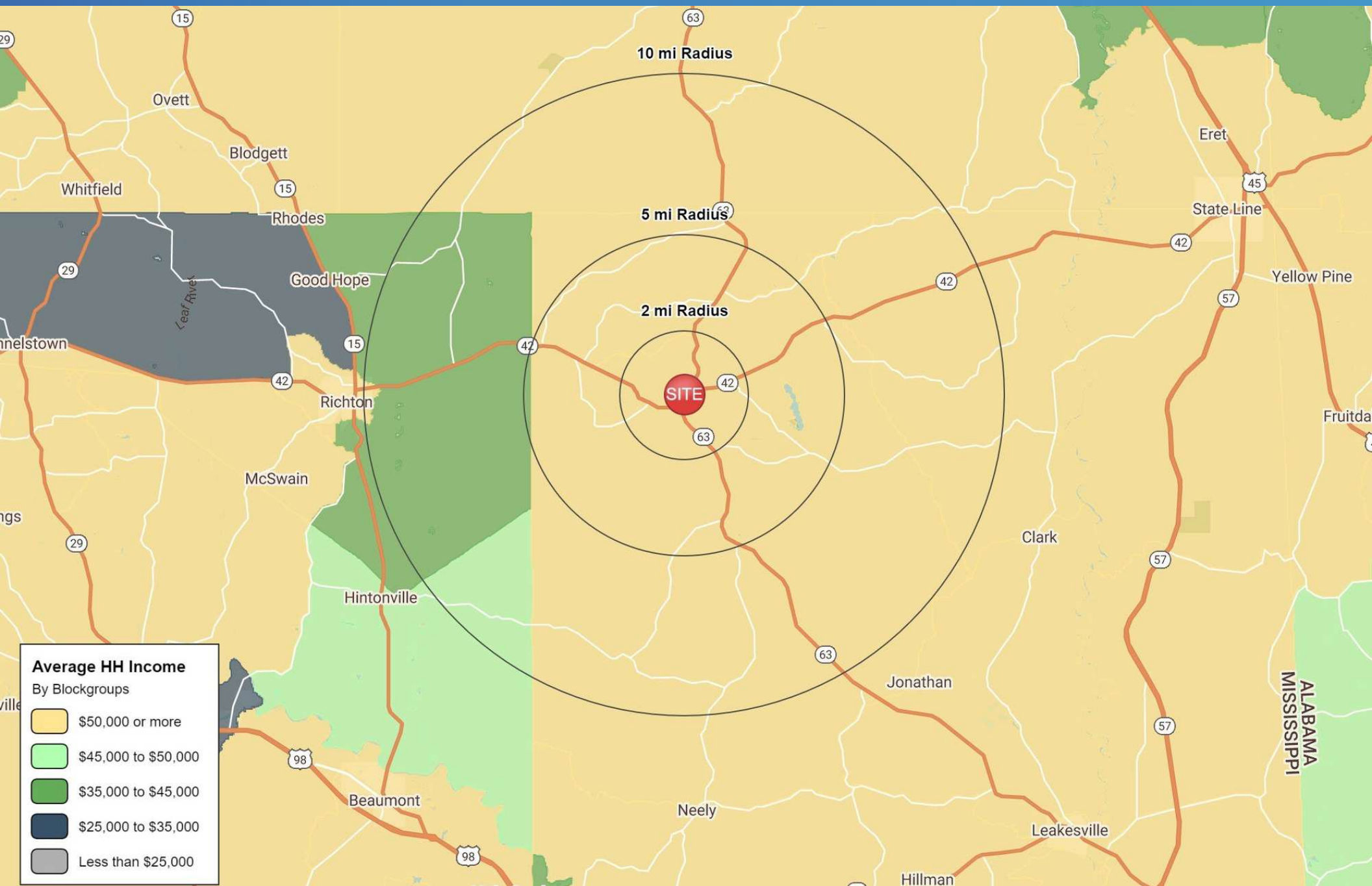
 FORTIS NET LEASE™



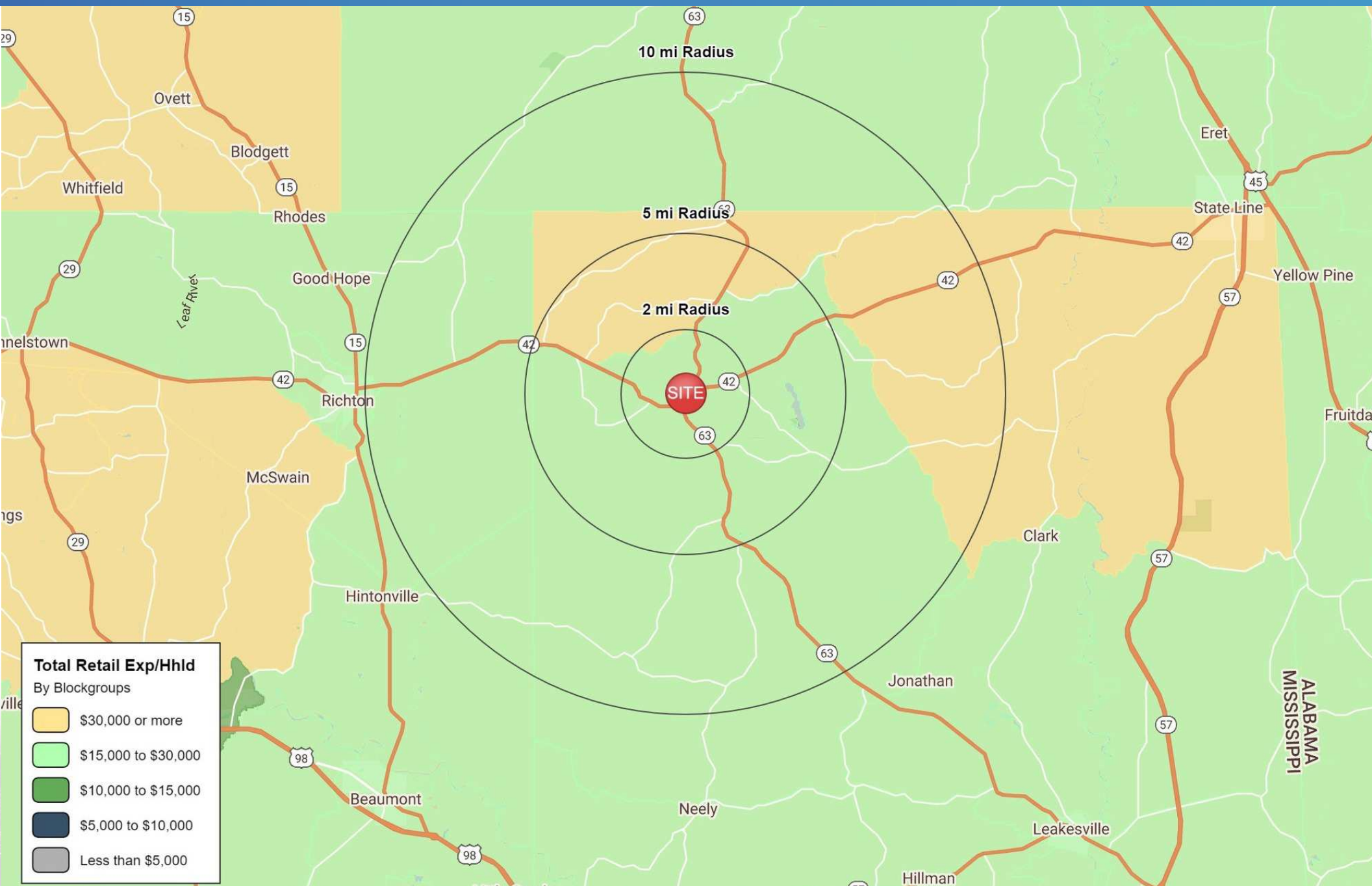










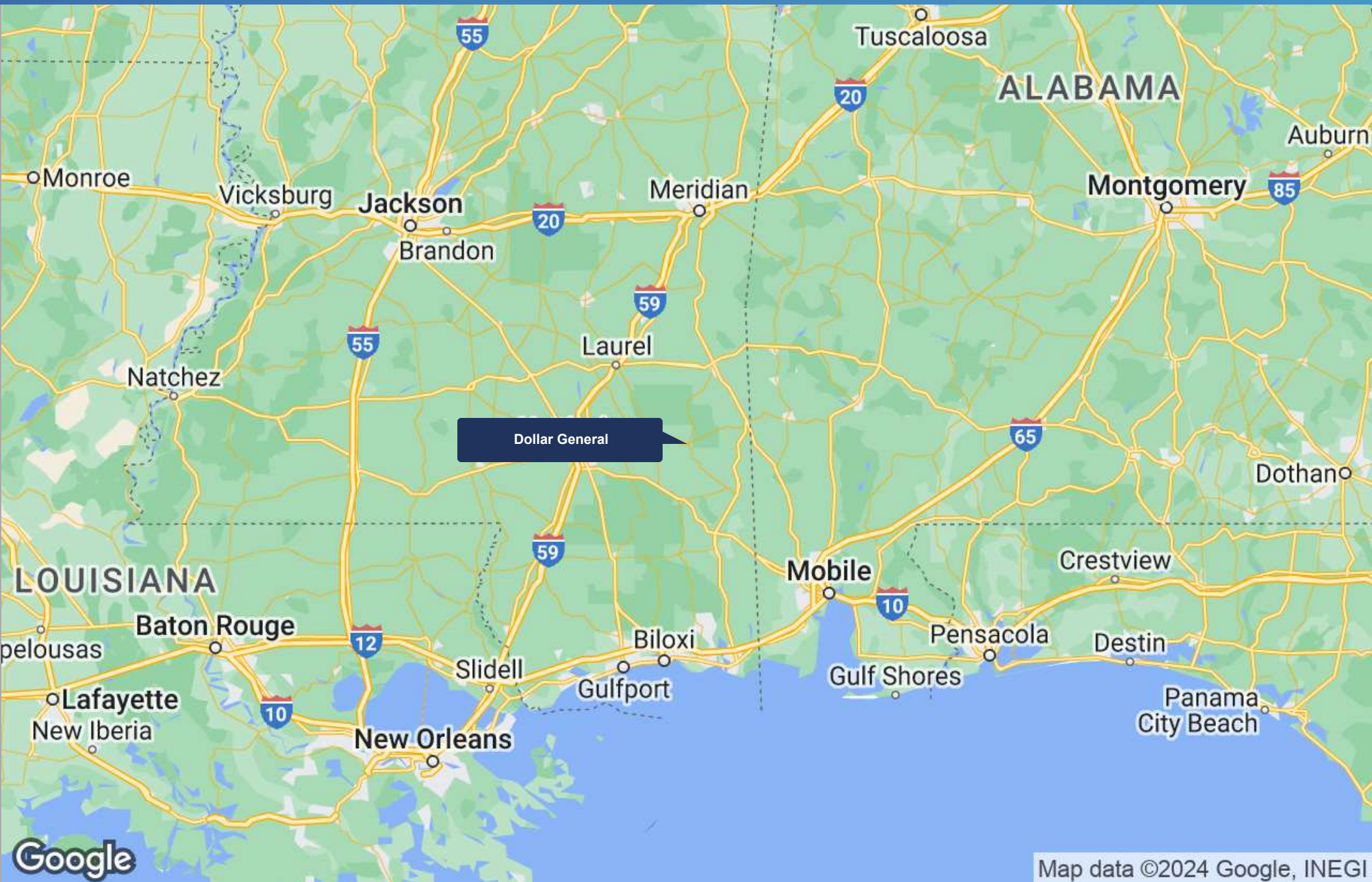




# DOLLAR GENERAL

39603 MS-63 N, RICHTON, MS 39476 

 FORTIS NET LEASE™



Map data ©2024 Google, INEGI





POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2024	179	1,207	3,375
Total Population 2029	171	1,157	3,258
Median Age	35.8	37.3	39.1
# Of Persons Per HH	2.8	2.7	2.7
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	66	420	1,207
Average HH Income	\$57,727	\$72,989	\$66,363
Median House Value	\$86,764	\$105,639	\$111,277
Consumer Spending	\$1.9M	\$13.2M	\$37.6M

Richton is a small town located in southeastern Mississippi, USA. Nestled in Perry County, Richton offers a quintessential Southern charm with its picturesque landscapes and close-knit community. The town is known for its rich history, which dates back to the early 19th century when it was originally settled. Visitors can explore the town's historic district, which features well-preserved buildings, some of which are listed on the National Register of Historic Places. Richton is also surrounded by natural beauty, with opportunities for outdoor enthusiasts to enjoy activities like hiking, fishing, and camping in the nearby De Soto National Forest. With its friendly residents and serene surroundings, Richton provides a peaceful escape from the hustle and bustle of larger cities.

Despite its small size, Richton boasts a strong sense of community pride. The town hosts various events and festivals throughout the year, bringing residents together to celebrate their heritage and enjoy each other's company. Agriculture plays a significant role in the local economy, and you can find charming farmhouses and fields of crops surrounding the town. Richton's relaxed pace of life and its proximity to nature make it an attractive place for those seeking a quieter, more rural lifestyle, while still having access to the amenities and services essential for daily living.







TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

*Click to Meet Team Fortis*

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

EXCLUSIVELY LISTED BY:

**ROBERT BENDER**

MANAGING PARTNER

D: 248.254.3406

RBENDER@FORTISNETLEASE.COM

**DOUG PASSON**

MANAGING PARTNER

D: 248.254.3407

DPASSON@FORTISNETLEASE.COM