



ABSOLUTE NNN DOLLAR GENERAL

7637 N WOODBRIDGE RD, BROHMAN, MI 49312

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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INVESTMENT SUMMARY

List Price:	\$1,114,735
Current NOI:	\$86,392.00
Initial Cap Rate:	7.75%
Land Acreage:	2
Year Built	2018
Building Size:	9,413 SF
Price PSF:	\$118.43
Lease Type:	Absolute NNN
Lease Term:	15 years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,413 SF Dollar General store located in Brohman, MI. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease has remaining 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. The store has been open & operating successfully since October 2017.

This Dollar General is highly visible as it is strategically positioned at the intersection of N Woodbridge Road and W Lincoln Street which sees 5,154 vehicles per day. The ten mile population from the site is 7,888 while the ten mile average household income \$54,868 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 \$1,114,735



CAP RATE 7.75%



LEASE TYPE Absolute NNN



TERM REMAINING 9.5 Years

INVESTMENT HIGHLIGHTS

- **15 Year Absolute NNN Lease**
- Zero Landlord Responsibilities
- **5 (5 Year) Options | 10% Increases At Each Option**
- 10 Mile Average Household Income \$54,868
- 10 Mile Population 7,888
- 5,154 Vehicles Per Day
- Investment Grade Dollar Store With “BBB” Credit Rating
- On Main Thoroughfare

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$86,392.00	\$9.18
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$86,392.00	\$9.18

PROPERTY SUMMARY

Year Built:	2018
Lot Size:	2 Acres
Building Size:	9,413 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$86,392.00
Rent PSF:	\$9.18
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	10/5/2017
Lease Expiration Date:	10/31/2033
Lease Term Remaining:	9.5 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:
\$37.8 BILLION



STORE COUNT:
19,000+

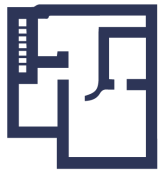


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,413	10/5/2017	10/31/2033	\$86,392.00	100.0	\$9.18
Totals/Averages	9,413			\$86,392.00		\$9.18



TOTAL SF
9,413



TOTAL ANNUAL RENT
\$86,392.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.18



NUMBER OF TENANTS
1



DOLLAR GENERAL

7637 N WOODBRIDGE RD, BROHMAN, MI 49312

 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

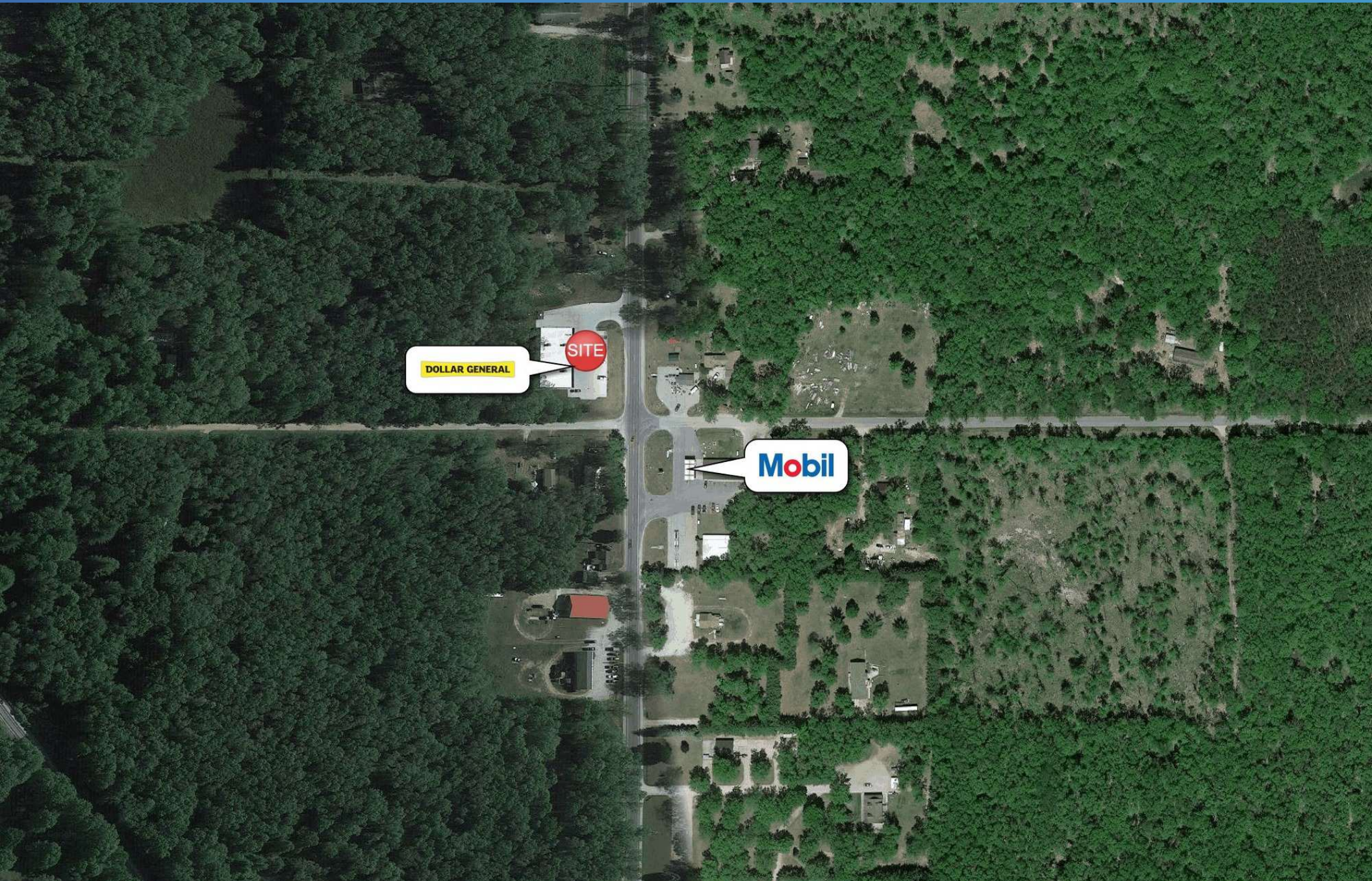
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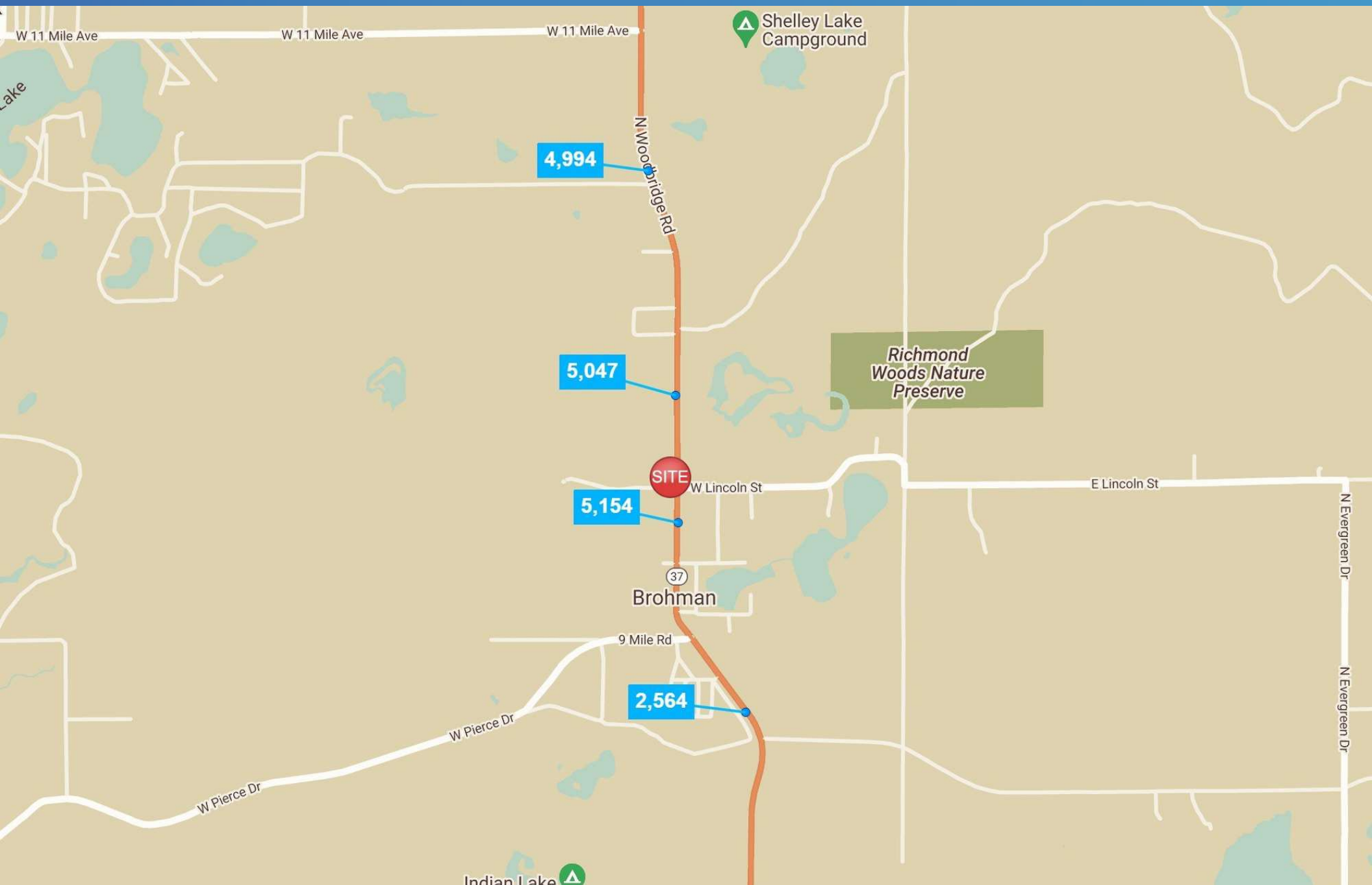


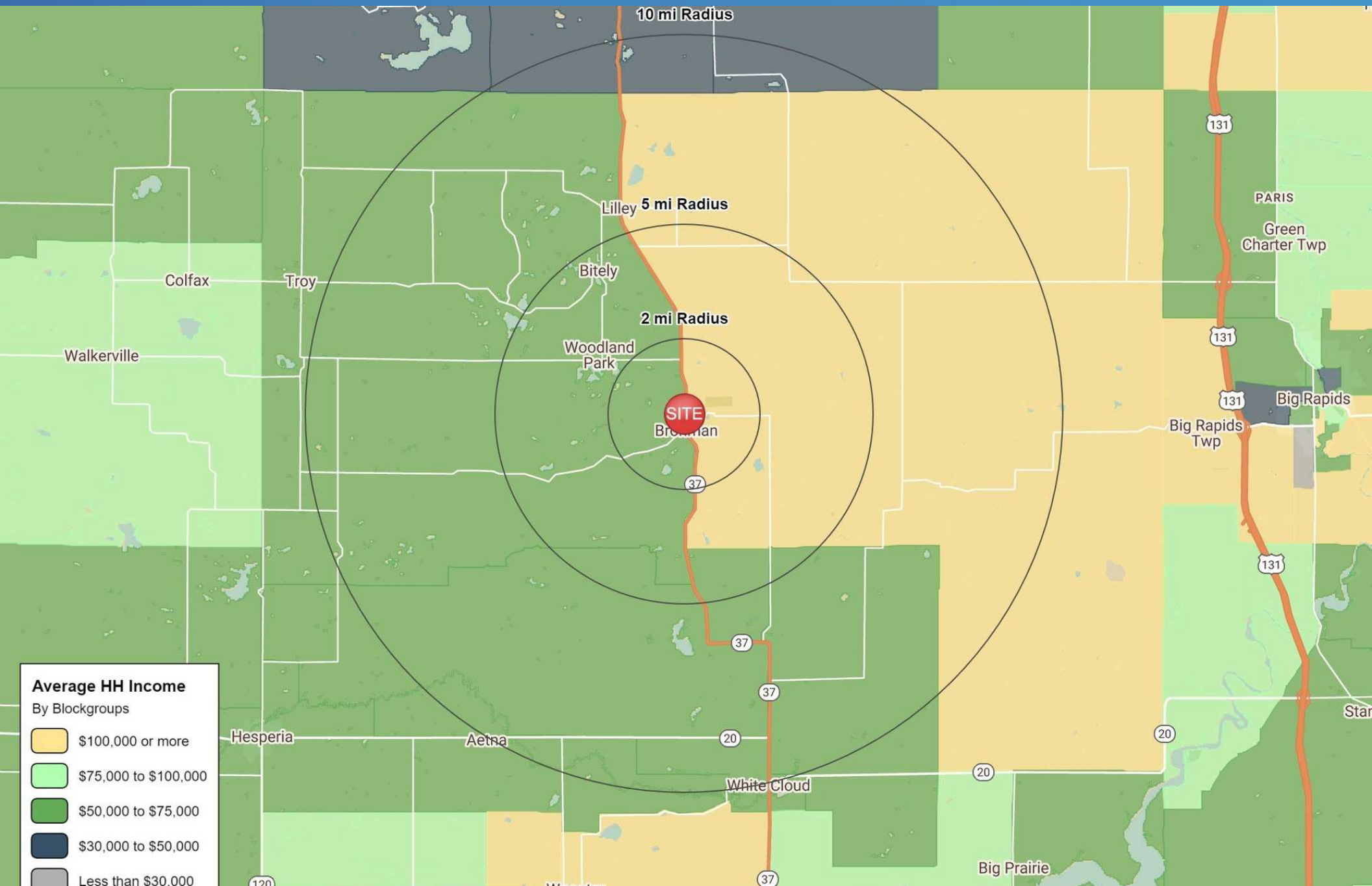


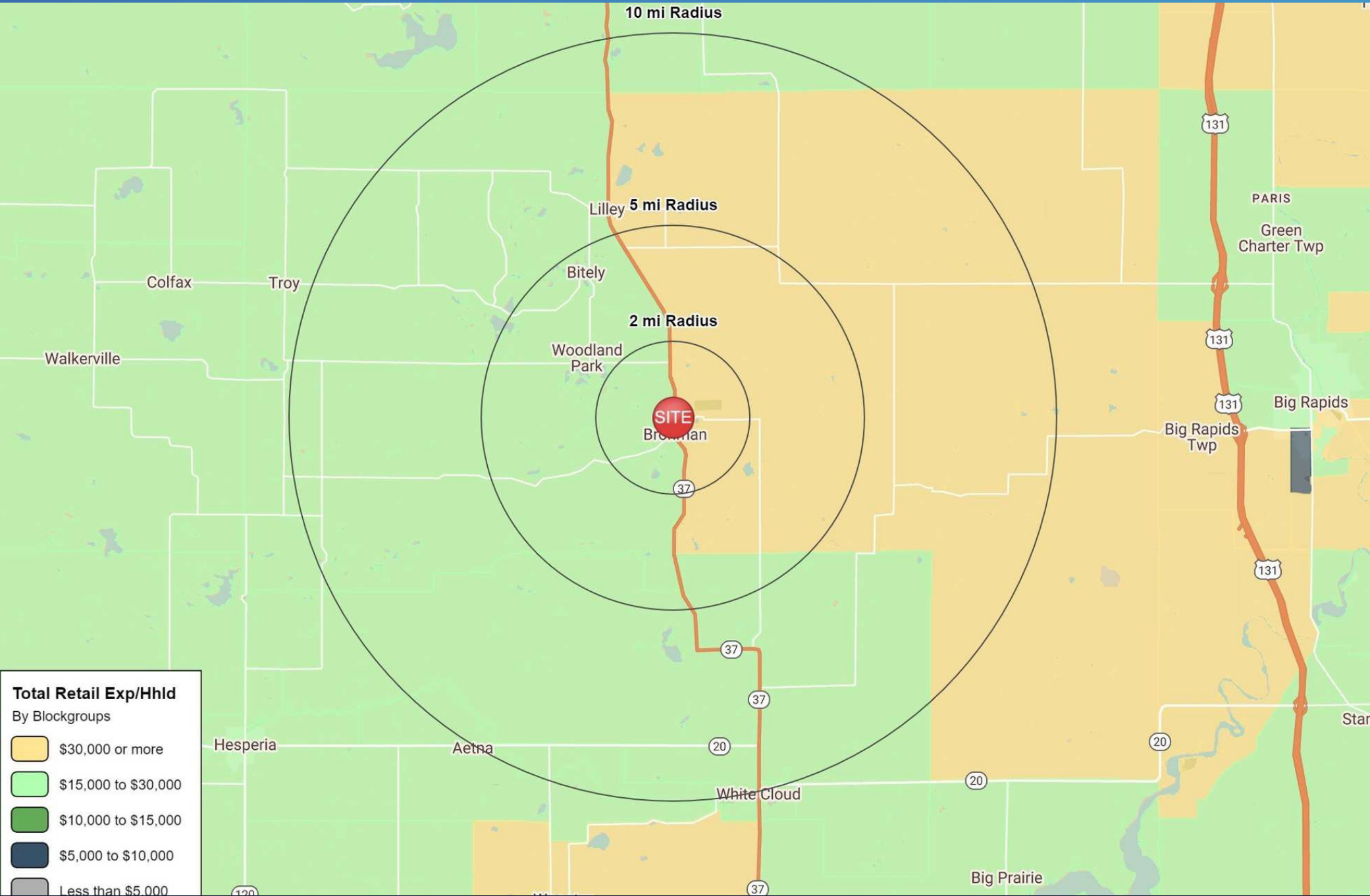


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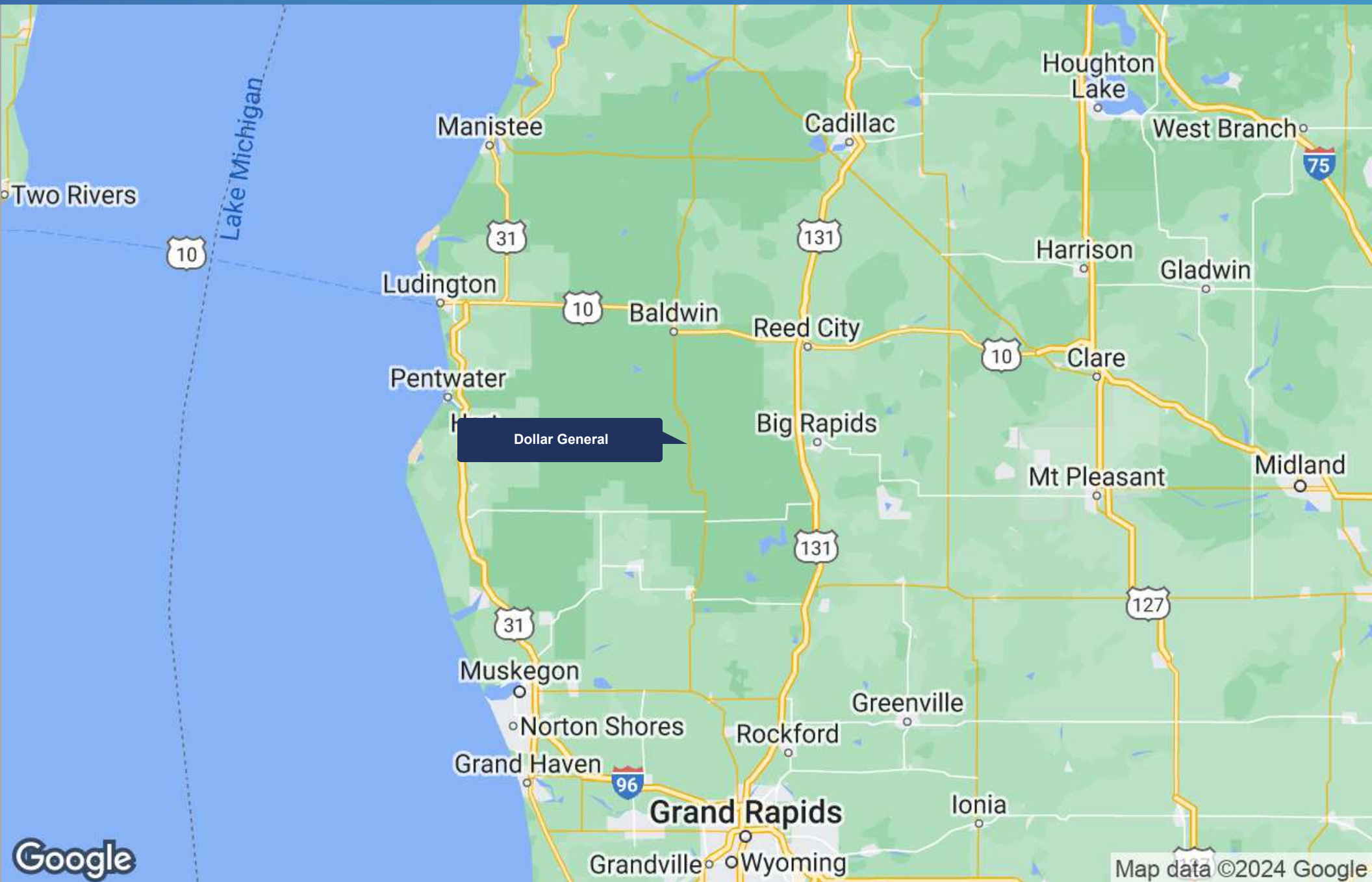





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Dollar General

Google

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Brohman is a small village located in Newaygo County, Michigan, USA. Situated in the western part of the state, Brohman is known for its picturesque rural setting and its close proximity to the Manistee National Forest, making it a popular destination for outdoor enthusiasts. With a population of just a few hundred residents, Brohman maintains a quiet and tight-knit community atmosphere, where neighbors often know each other and social bonds are strong.

The village of Brohman may be small, but it offers easy access to a variety of recreational activities such as hiking, camping, fishing, and hunting in the nearby national forest. Its tranquil surroundings make it an appealing place for those seeking a peaceful retreat from the hustle and bustle of city life. While Brohman is a relatively remote location, it provides essential amenities and services to its residents, ensuring a comfortable and serene living experience in the heart of Michigan's natural beauty.

POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2024	278	1,829	7,888
Total Population 2029	287	1,916	8,167
Annual Growth Rate 2010-2023	0.6%	1.5%	0.8%
Annual Growth Rate 2023-2028	0.6%	1.0%	0.7%
Median Age	48	49.1	46.6
# Of Persons Per HH	2.5	2.4	2.5
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	110	755	3,137
Average HH Income	\$63,961	\$55,688	\$54,868
Median House Value	\$125,714	\$111,853	\$102,580
Consumer Spending	\$3.1M	\$19.9M	\$82.6M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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