



ACTUAL STORE

**DOLLAR GENERAL**

3073 MS-16, CARTHAGE, MS 39051

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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:

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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:       | \$1,053,100  |
| Current NOI:      | \$81,619.00  |
| Initial Cap Rate: | 7.75%        |
| Land Acreage:     | 1.1          |
| Year Built        | 2016         |
| Building Size:    | 9,099 SF     |
| Price PSF:        | \$115.74     |
| Lease Type:       | Absolute NNN |
| Lease Term:       | 15 years     |

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,099 SF Dollar General store located in Carthage, 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 March 2017.

This Dollar General is highly visible as it is strategically positioned along MS-16 which sees 6,804 vehicles per day. The ten mile population from the site is 9,581 while the ten mile average household income \$58,997 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** \$1,053,100



**CAP RATE** 7.75%



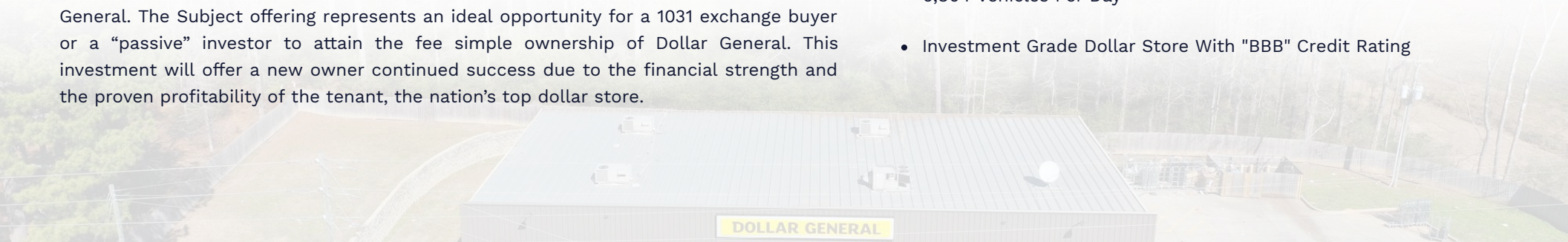
**LEASE TYPE** Absolute NNN



**TERM REMAINING** 8.2 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 \$58,997
- 10 Mile Population 9,581
- 6,804 Vehicles Per Day
- Investment Grade Dollar Store With "BBB" Credit Rating



## FINANCIAL SUMMARY

| INCOME               |             | PER SF |
|----------------------|-------------|--------|
| Gross Income         | \$81,619.00 | \$8.97 |
| EXPENSE              |             | PER SF |
| Gross Expenses       | -           | -      |
| NET OPERATING INCOME | \$81,619.00 | \$8.97 |

## PROPERTY SUMMARY

|                     |            |
|---------------------|------------|
| Year Built:         | 2016       |
| Lot Size:           | 1.1 Acres  |
| Building Size:      | 9,099 SF   |
| Zoning:             | Commercial |
| Construction Style: | Prototype  |

## LEASE SUMMARY

|                            |                            |
|----------------------------|----------------------------|
| Tenant:                    | Dollar General             |
| Lease Type:                | Absolute NNN               |
| Primary Lease Term:        | 15 years                   |
| Annual Rent:               | \$81,619.00                |
| Rent PSF:                  | \$8.97                     |
| Landlord Responsibilities: | None                       |
| Taxes, Insurance & CAM:    | Tenant Responsibility      |
| Roof, Structure & Parking: | Tenant Responsibility      |
| Lease Start Date:          | 3/20/2017                  |
| Lease Expiration Date:     | 3/31/2032                  |
| Lease Term Remaining:      | 8.2 Years                  |
| Rent Bumps:                | 10% at Each Option         |
| Renewal Options:           | 4 (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+

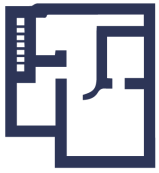


GUARANTOR:  
DG CORP



S&P:  
BBB

| TENANT NAME            | UNIT SIZE (SF) | LEASE START | LEASE END | ANNUAL RENT        | % OF GLA | RENT PER SF/YR |
|------------------------|----------------|-------------|-----------|--------------------|----------|----------------|
| Dollar General         | 9,099          | 3/20/2017   | 3/31/2032 | \$81,619.00        | 100.0    | \$8.97         |
| <b>Totals/Averages</b> | <b>9,099</b>   |             |           | <b>\$81,619.00</b> |          | <b>\$8.97</b>  |



TOTAL SF  
9,099



TOTAL ANNUAL RENT  
\$81,619.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$8.97



NUMBER OF TENANTS  
1





# DOLLAR GENERAL

3073 MS-16, CARTHAGE, MS 39051 

 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**



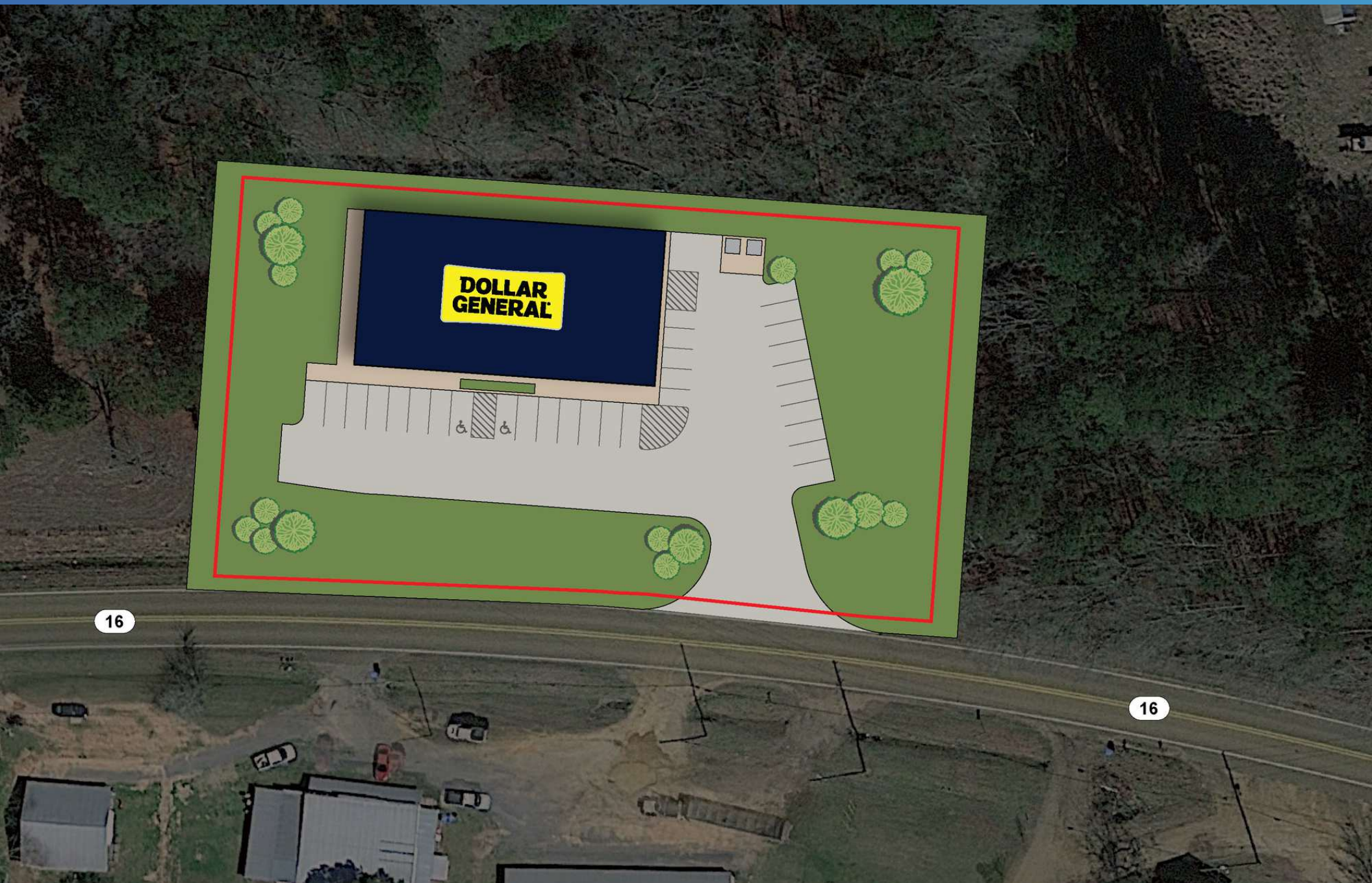
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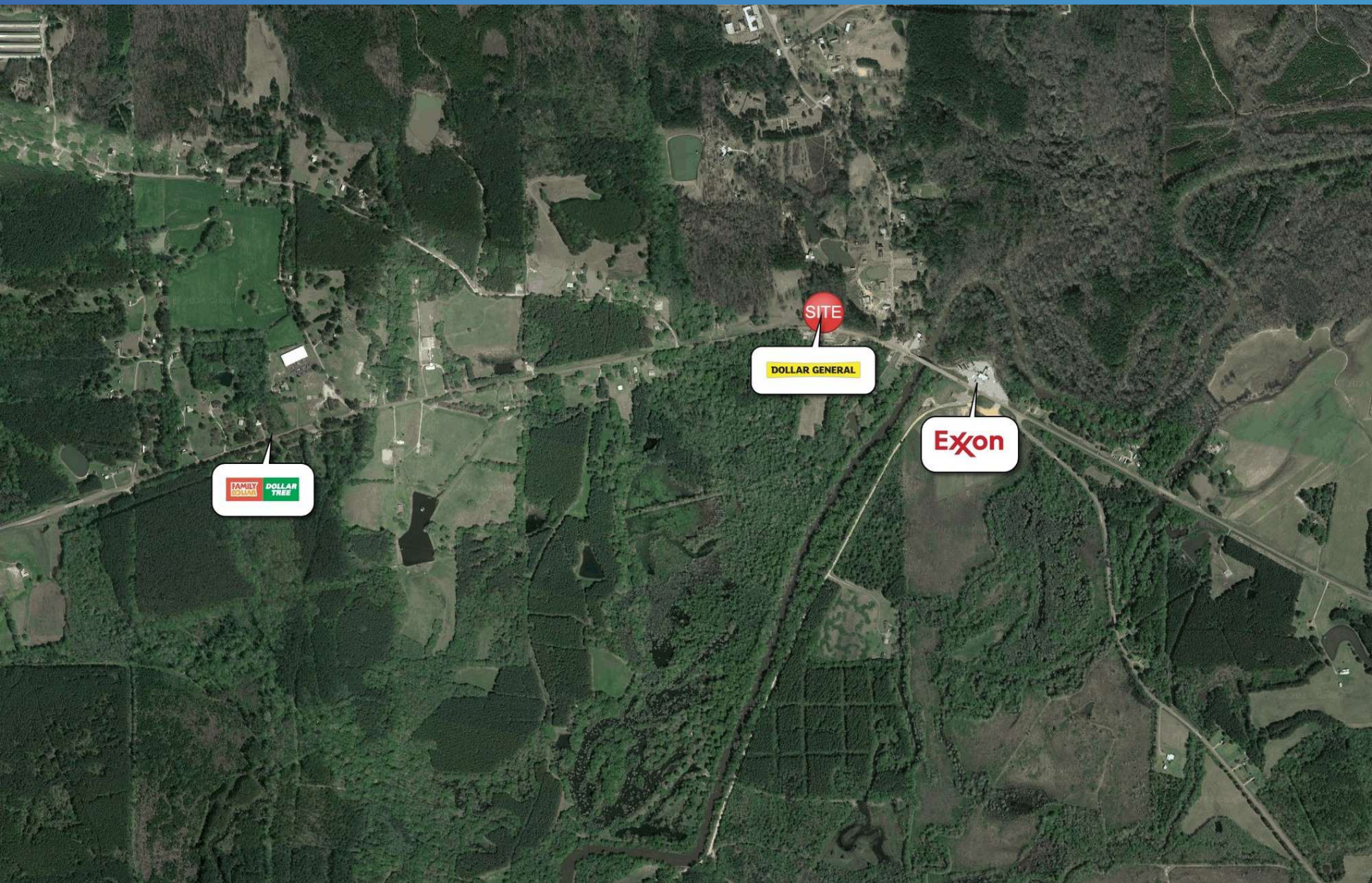


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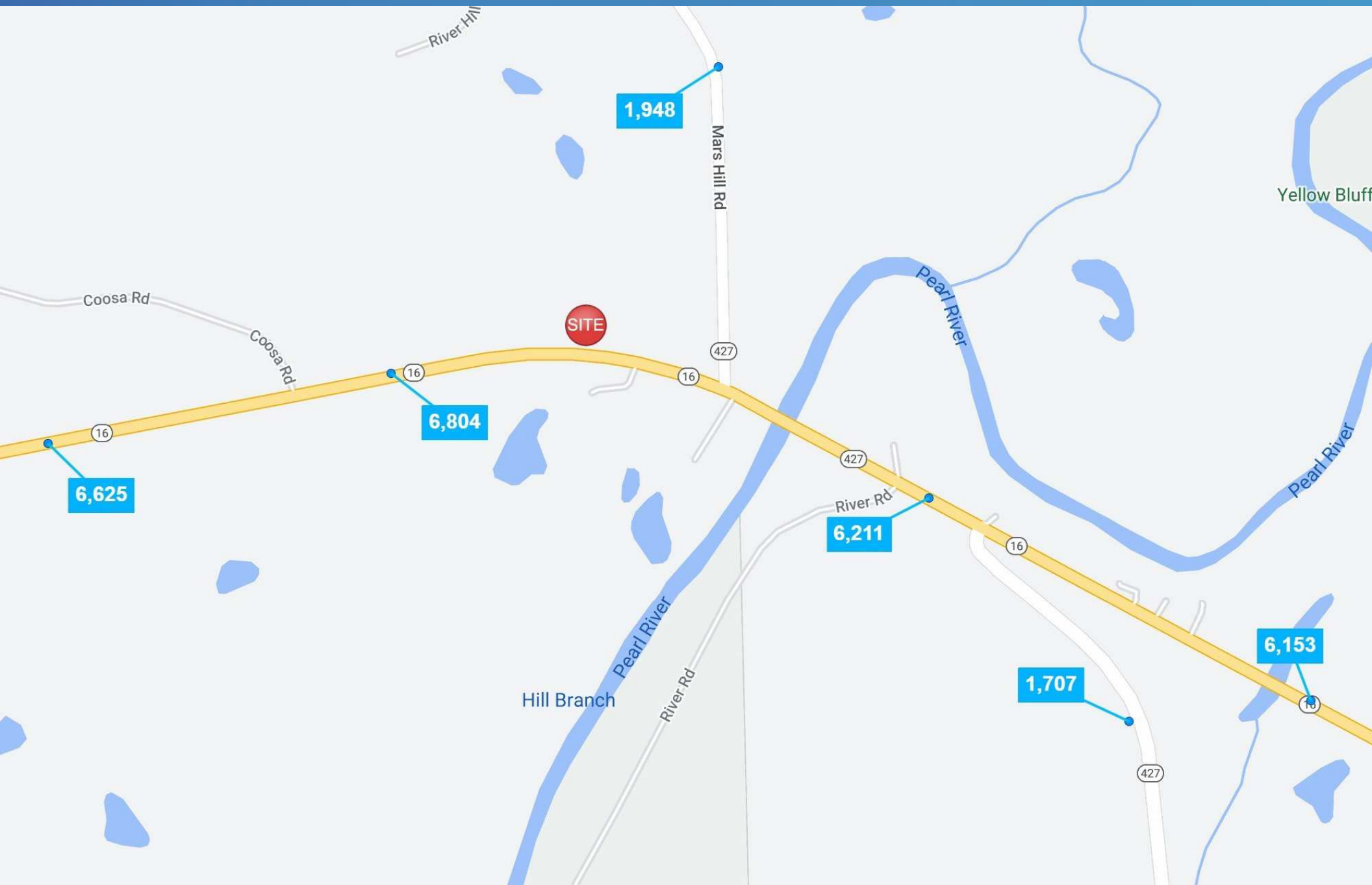




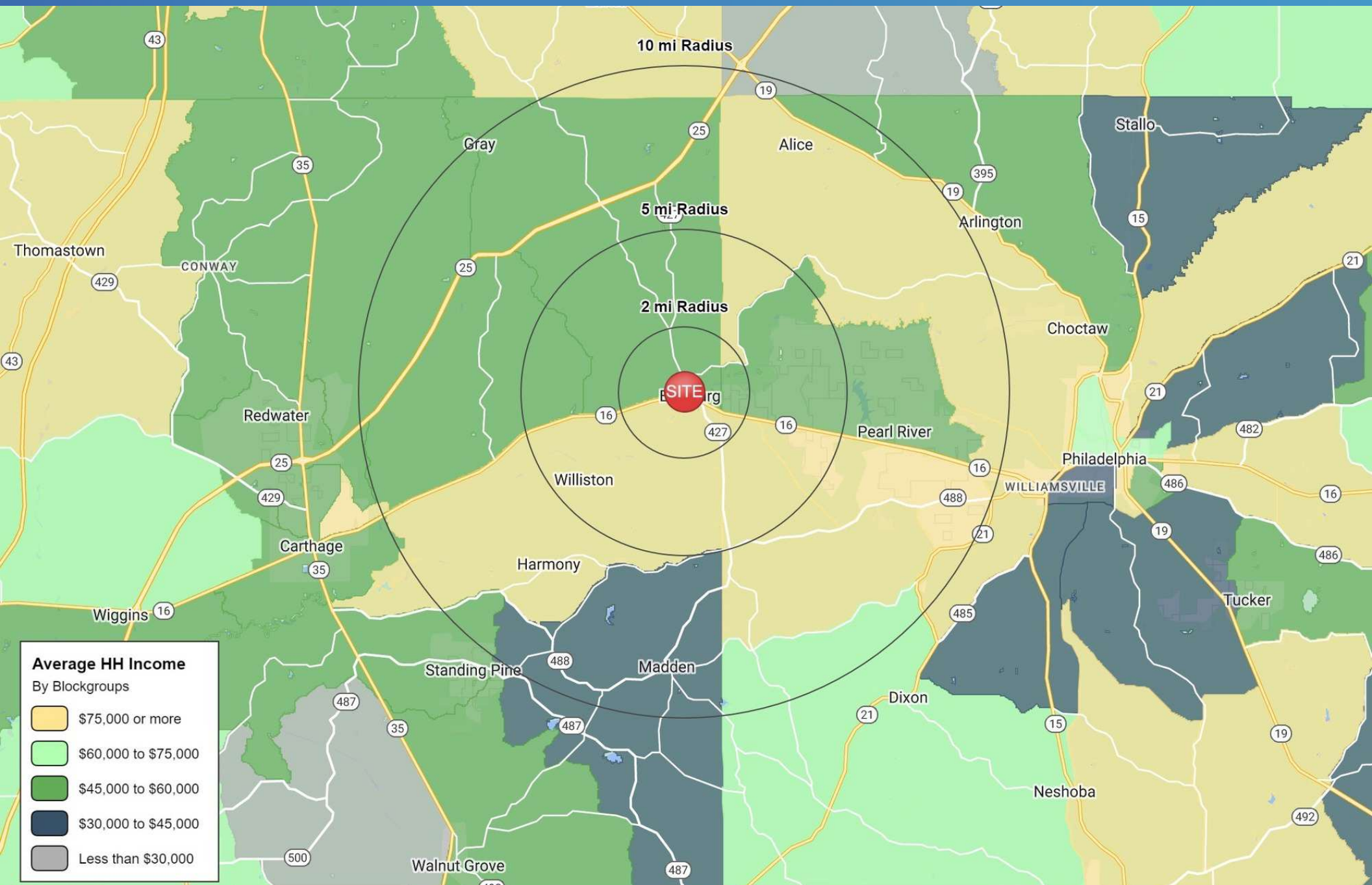


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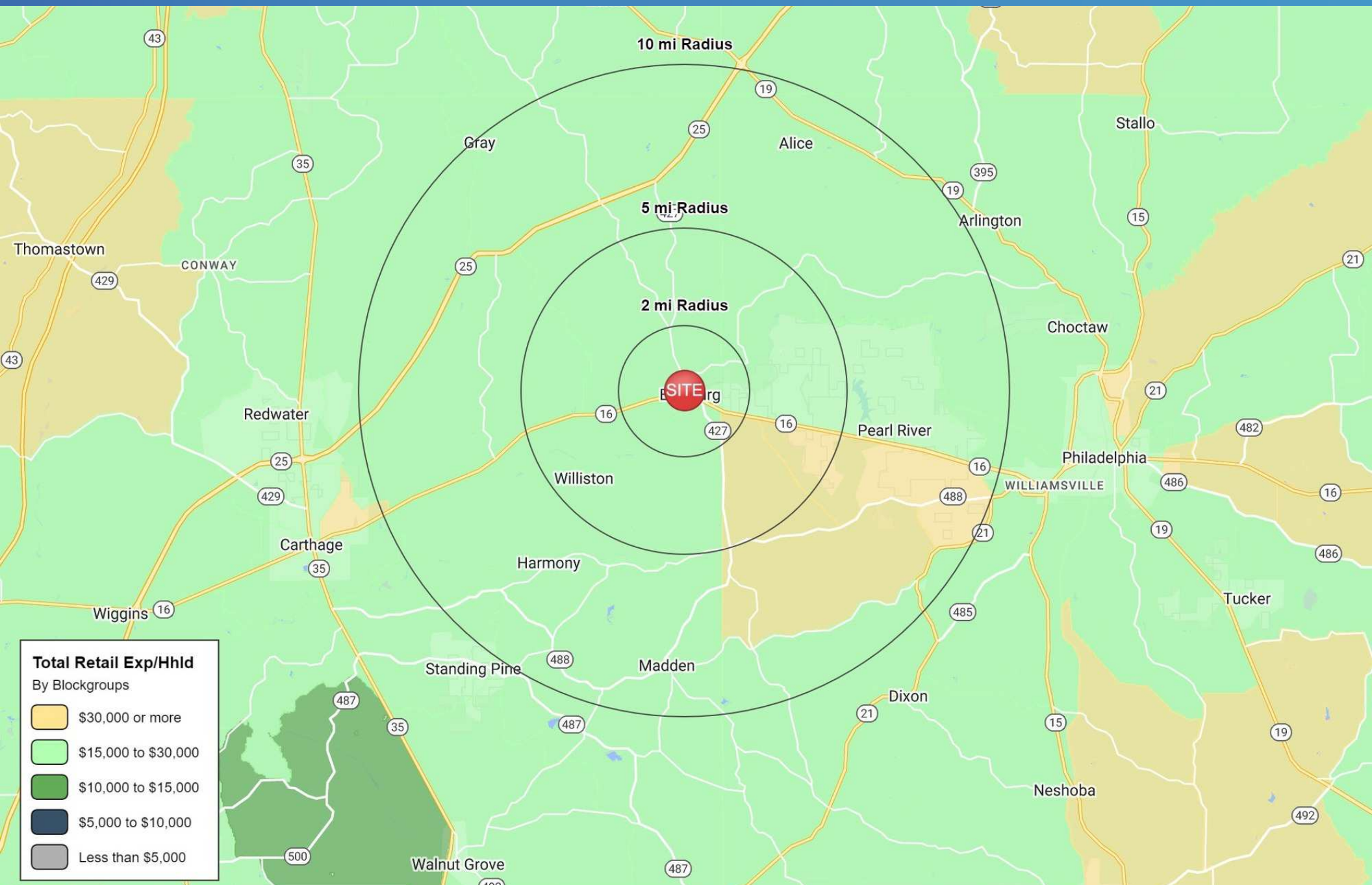
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 FORTIS NET LEASE™







| POPULATION            | 2 MILES  | 5 MILES  | 10 MILES |
|-----------------------|----------|----------|----------|
| Total Population 2023 | 488      | 2,740    | 9,581    |
| Total Population 2028 | 458      | 2,611    | 9,213    |
| Median Age            | 37.8     | 35.9     | 37       |
| # Of Persons Per HH   | 2.8      | 2.9      | 2.8      |
| HOUSEHOLDS & INCOME   | 2 MILES  | 5 MILES  | 10 MILES |
| Total Households      | 170      | 919      | 3,314    |
| Average HH Income     | \$54,152 | \$56,339 | \$58,997 |
| Median House Value    | \$99,285 | \$82,197 | \$84,754 |
| Consumer Spending     | \$4.7M   | \$26.1M  | \$94.3M  |

Carthage, located in central Mississippi, is a small city with a rich history and a close-knit community. Established in 1871, Carthage has evolved from its early days as a trading post to become a vibrant hub for agriculture, commerce, and culture. The city's charming downtown area preserves its historic character, featuring a mix of well-preserved architecture and modern amenities. Carthage is known for its annual Carthage Buggy Festival, celebrating the town's history as a prominent producer of horse-drawn carriages in the late 19th and early 20th centuries. The festival attracts visitors with its lively atmosphere, parades, and various family-friendly activities.

The community of Carthage takes pride in its educational institutions, with local schools contributing to the development of a well-educated and engaged population. The city's residents often come together for various events and activities, fostering a sense of unity and shared identity. Surrounded by the natural beauty of Mississippi, Carthage offers a peaceful and welcoming environment for both residents and visitors alike, making it a distinctive gem in the heart of the state.







TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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