



## 2024 BTS DOLLAR GENERAL PLUS | 11,000 ADTC

REPRESENTATIVE STORE

530 HWY 13 S, SNOW HILL, NC 28580

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## EXCLUSIVELY LISTED BY:

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## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

BANG REALTY  
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CINCINNATI , OH 45241  
513.898.1551



## INVESTMENT SUMMARY

|                   |              |
|-------------------|--------------|
| List Price:       | \$1,914,226  |
| Current NOI:      | \$127,296.00 |
| Initial Cap Rate: | 6.65%        |
| Land Acreage:     | +/- 1.72     |
| Year Built        | 2024         |
| Building Size:    | 10,640 SF    |
| Price PSF:        | \$179.91     |
| Lease Type:       | Absolute NNN |
| Lease Term:       | 15 years     |
| Average CAP Rate: | 6.99%        |

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this new 10,640 SF. Dollar General Plus store located in Snow Hill, North Carolina. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. **The lease contains 5% rent increases every 5 years** including at each of the 5 (5 year) options to renew. 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 completed construction & opened for business in April 2024.

This Dollar General is highly visible as it is strategically positioned on US-13 which sees 11,000 cars per day, on a main thoroughfare. The ten mile population from the site is 25,917 while the three mile average household income is \$52,424 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. List price reflects a 6.65% cap rate based on NOI of \$127,296.



PRICE \$1,914,226



CAP RATE 6.65%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

## INVESTMENT HIGHLIGHTS

- New 15 Year Absolute NNN Lease
- **Zero Landlord Responsibilities**
- **RARE 5% RENT BUMPS EVERY 5 YEARS!**
- **2024 BTS Plus Size Construction | On Main Thoroughfare**
- 5 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$52,424
- Ten Mile Population 25,917
- **11,000 VPD on US-13 | Adjacent to the Greene County Sports Complex**
- Investment Grade Dollar Store With “BBB” Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth

# DOLLAR GENERAL PLUS

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## FINANCIAL SUMMARY

| INCOME                      |                     | PER SF         |
|-----------------------------|---------------------|----------------|
| Rent                        | \$127,296.00        | \$11.96        |
| <b>Gross Income</b>         | <b>\$127,296.00</b> | <b>\$11.96</b> |
|                             |                     |                |
| EXPENSE                     |                     | PER SF         |
| Expenses                    | \$0                 | \$0.00         |
| <b>Gross Expenses</b>       | <b>\$0</b>          | <b>\$0.00</b>  |
|                             |                     |                |
| <b>NET OPERATING INCOME</b> | <b>\$127,296.00</b> | <b>\$11.96</b> |

## PROPERTY SUMMARY

|                     |                     |
|---------------------|---------------------|
| Year Built:         | 2024                |
| Lot Size:           | +/- 1.72 Acres      |
| Building Size:      | 10,640 SF           |
| Traffic Count:      | 11,000              |
| Roof Type:          | Standing Seam       |
| Zoning:             | Commercial          |
| Construction Style: | Plus Size Prototype |
| Parking Lot:        | Asphalt             |
| # of Parking Spaces | 43                  |
| Warranties          | Construction        |
| HVAC                | Roof Mounted        |

## LEASE SUMMARY

|                            |  |
|----------------------------|--|
| Tenant:                    | Dollar General                               |
| Lease Type:                | Absolute NNN                                 |
| Primary Lease Term:        | 15 years                                     |
| Annual Rent:               | \$127,296.00                                 |
| Rent PSF:                  | \$11.96                                      |
| Landlord Responsibilities: | None   |
| Taxes, Insurance & CAM:    | Tenant Responsibility                        |
| Roof, Structure & Parking: | Tenant Responsibility                        |
| Lease Start Date:          | 4/8/2024                                     |
| Lease Expiration Date:     | 4/30/2039                                    |
| Lease Term Remaining:      | 15 Years                                     |
| <b>Rent Bumps:</b>         | <b>5% Every 5 Years &amp; at Each Option</b> |
| 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

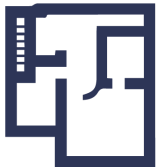


S&P:  
BBB

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| TENANT NAME     | UNIT SIZE (SF) | LEASE START | LEASE END | ANNUAL RENT  | % OF GLA | ESC DATE | RENT PER SF/YR |
|-----------------|----------------|-------------|-----------|--------------|----------|----------|----------------|
| Dollar General  | 10,640         | 4/8/2024    | 4/30/2039 | \$127,296.00 | 100.0    |          | \$11.96        |
|                 |                |             |           | \$133,668.00 |          | 5/1/2029 | \$12.56        |
|                 |                |             |           | \$140,352.00 |          | 5/1/2034 | \$13.19        |
|                 |                |             | Option 1  | \$147,360.00 |          | 5/1/2039 | \$13.85        |
|                 |                |             | Option 2  | \$154,728.00 |          | 5/1/2044 | \$14.54        |
|                 |                |             | Option 3  | \$162,468.00 |          | 5/1/2049 | \$15.27        |
|                 |                |             | Option 4  | \$170,592.00 |          | 5/1/2054 | \$16.03        |
|                 |                |             | Option 5  | \$179,124.00 |          | 5/1/2059 | \$16.83        |
|                 |                |             |           |              |          |          |                |
|                 |                |             |           |              |          |          |                |
| Totals/Averages | 10,640         |             |           | \$133,772.00 |          |          | \$12.57        |



TOTAL SF  
10,640



TOTAL ANNUAL RENT  
\$127,296.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$12.57



NUMBER OF TENANTS  
1





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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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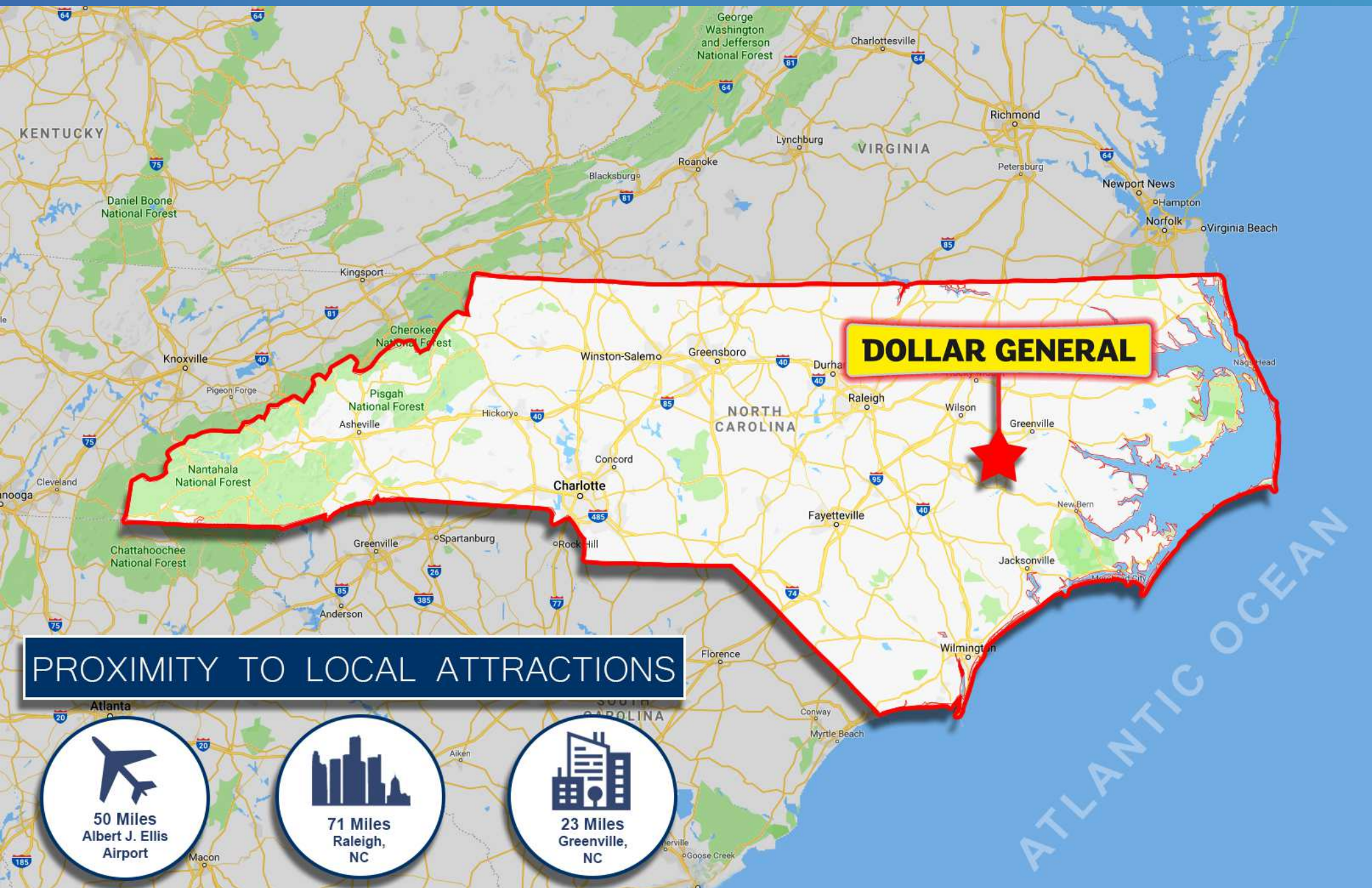
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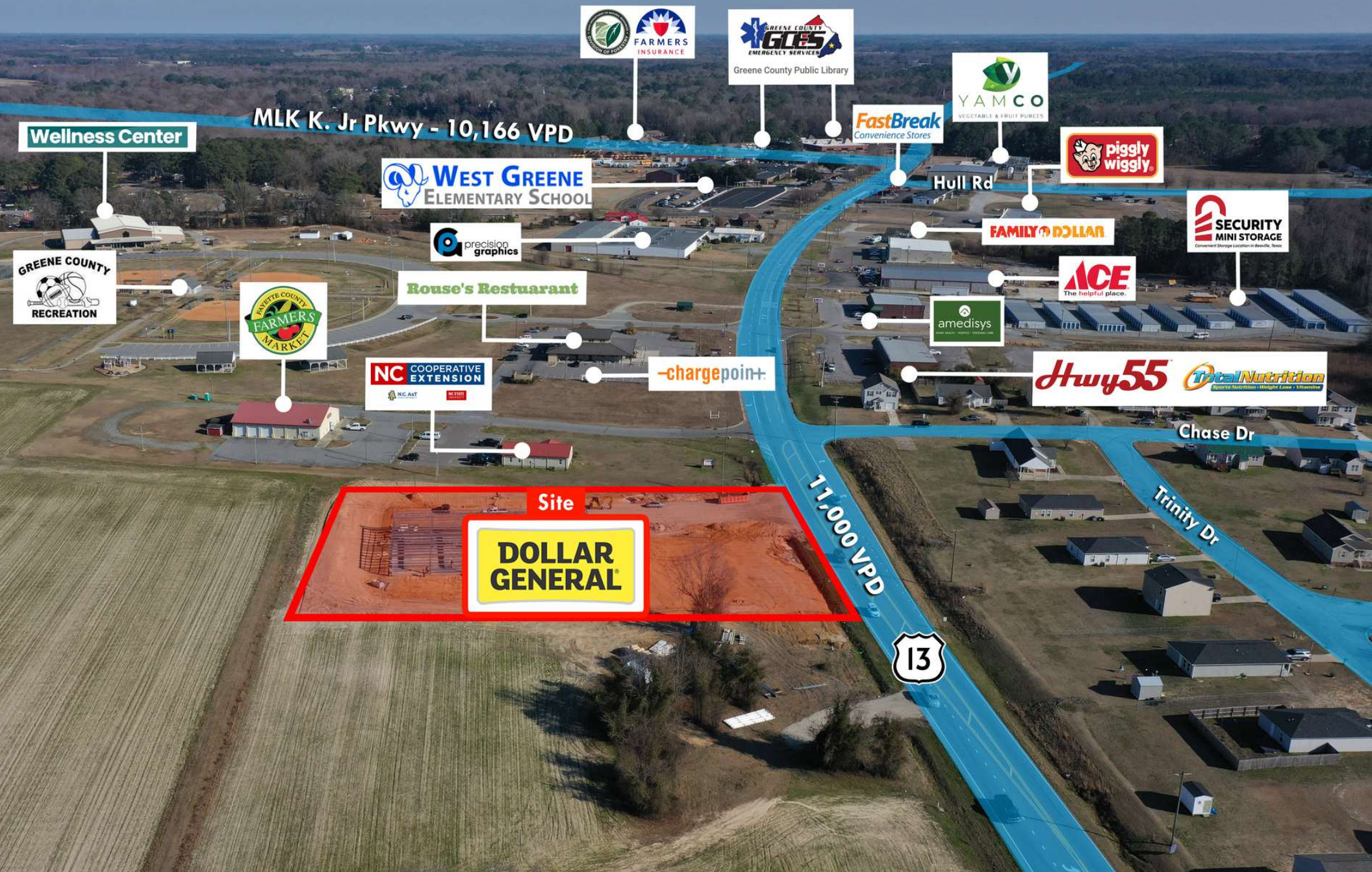




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Snow Hill, North Carolina, is a picturesque town nestled in the heart of Greene County, embodying the charm and tranquility of small-town America. Located in the eastern part of the state, Snow Hill is a serene retreat surrounded by lush greenery and a sense of community pride.

The centerpiece of Snow Hill is its quaint downtown area, where historic brick storefronts house a variety of locally-owned shops, cozy cafes, and inviting eateries. Strolling down Main Street, you'll find a sense of warmth and hospitality as friendly locals greet you with a smile.

Nature lovers will find plenty to explore in and around Snow Hill. The nearby Contentnea Creek offers opportunities for fishing, kayaking, and birdwatching, while the surrounding countryside provides ample space for hiking, biking, and picnicking.

History buffs will appreciate Snow Hill's rich heritage, which is preserved in its historic sites and museums. The Greene County Museum offers a fascinating glimpse into the town's past, showcasing artifacts and exhibits that tell the story of its evolution over the years.

In the winter months, Snow Hill transforms into a snow-dusted wonderland, adding an extra layer of charm to its already picturesque landscape. The sight of snow-capped trees and glistening icicles creates a scene straight out of a postcard, inviting visitors to embrace the magic of the season.

| POPULATION            | 3 MILE   | 5 MILES  | 10 MILES  |
|-----------------------|----------|----------|-----------|
| Total Population 2023 | 3,840    | 7,495    | 25,917    |
| Median Age            | 41.9     | 40.8     | 40.5      |
| # Of Persons Per HH   | 2.4      | 2.5      | 2.6       |
| HOUSEHOLDS & INCOME   | 3 MILE   | 5 MILES  | 10 MILES  |
| Total Households      | 1,562    | 2,861    | 9,526     |
| Average HH Income     | \$52,424 | \$53,810 | \$58,776  |
| Median House Value    | \$99,028 | \$91,019 | \$96,755  |
| Consumer Spending     | \$38.5 M | \$74.1 M | \$258.8 M |





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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