



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



NEW CONSTRUCTION | 15 YEAR CORPORATE NNN LEASE
32730 Highway 82, Midway AL 36053

OFFERING MEMORANDUM

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Property Map



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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:

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Fortis Agents Cooperate
Click Here To Meet
The Team



DOLLAR GENERAL | MIDWAY, AL

INVESTMENT SUMMARY

List Price:	\$1,270,400
Current NOI:	\$84,516
Initial Cap Rate:	7.0%
Land Acreage:	1.97
Year Built:	2017
Building Size:	9,026 SF
Parking Spaces:	30
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	NNN
Taxes, CAM & Insurance:	Tenant
Structure, Roof & Parking:	Tenant
Original Lease Term:	15 Years
Rent Commencement:	February 2017
Rent Expiration:	February 2032
Rent Increases:	10% at Each Option Renewal
Option Periods:	5, (5) Year Option

TENANT OVERVIEW:

# of Locations:	17,500+
Market Cap:	\$19.9B
S&P Credit Rating:	BBB-
Stock Information:	Click HERE

INVESTMENT HIGHLIGHTS

- Brand New Construction
- 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- Investment Grade Tenant

LOCATION HIGHLIGHTS

- 57 Miles East of Montgomery
- Only National Retailer in Midway
- Ideal Consumer Demographics



DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Head-quartered in Goodlettsville, TN, the company was established in 1939. As of January 29, 2016, there are more than 12,500 stores with more than 114,000 employees, located across 43 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, now they are expanding into more densely populated areas. Opening over 650 stores in 2013. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.

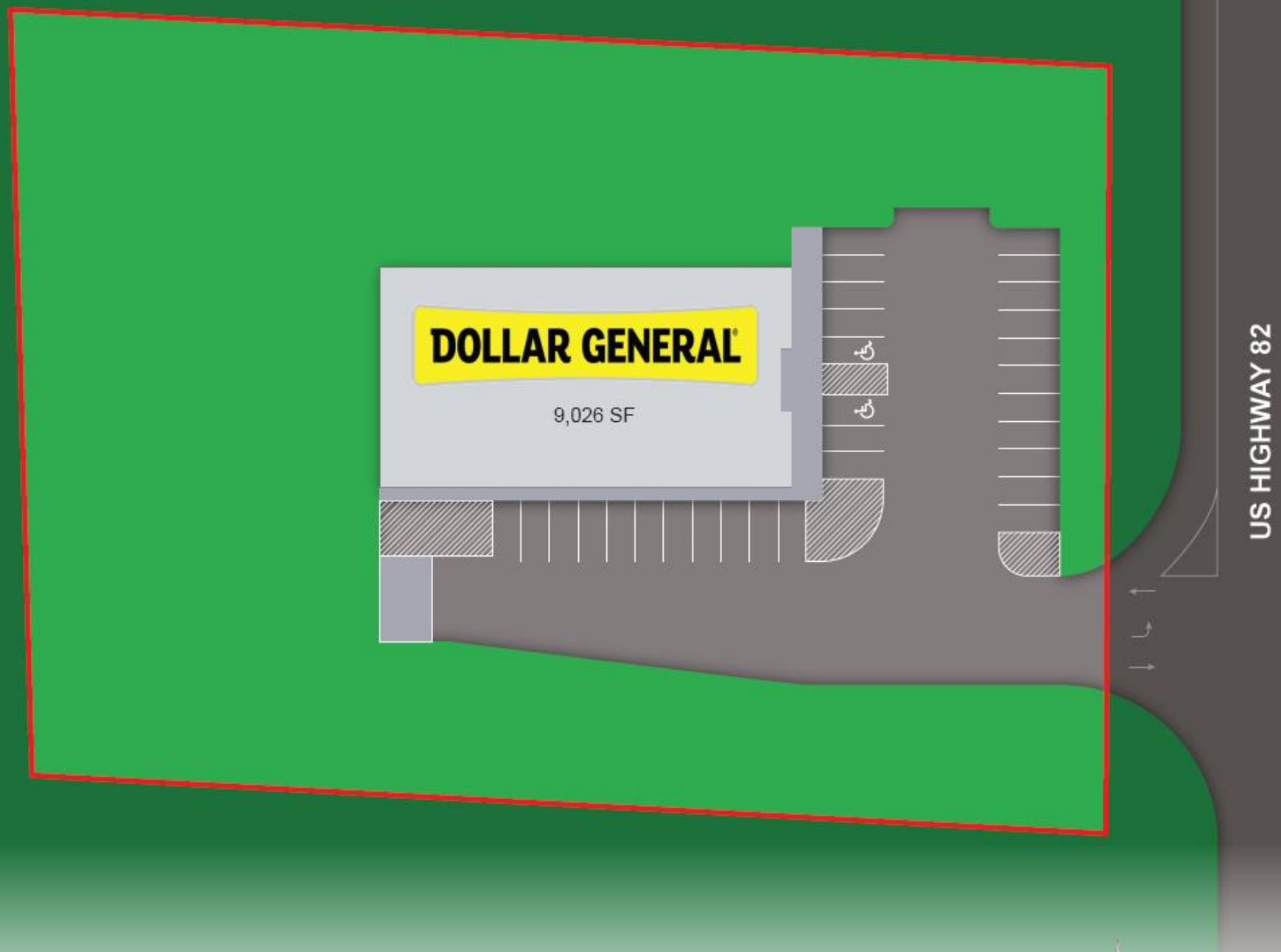
The company launched a successful IPO in 2009 (NYSE: DG). In March, 2014 Dollar General reported record sales, operating profit and net income. For the first quarter 2015 same store sales increased 3.7%, Net Sales increased 8.8% to \$4.92 Billion. Over \$600 million of capital was returned to shareholders through shares repurchased and dividends paid in the quarter. Gross profit as a percentage of sales was 30.6% in the 2016 first quarter. This was an increase from 30.5% from 2015 first quarter. In May 2016, Dollar General reported first quarter net income was \$295 million, which is a diluted earning per share of \$1.03, a 23% increase. Dollar General is ranked #139 on the For-tune 500, a 20 spot jump from the previous year ranking.

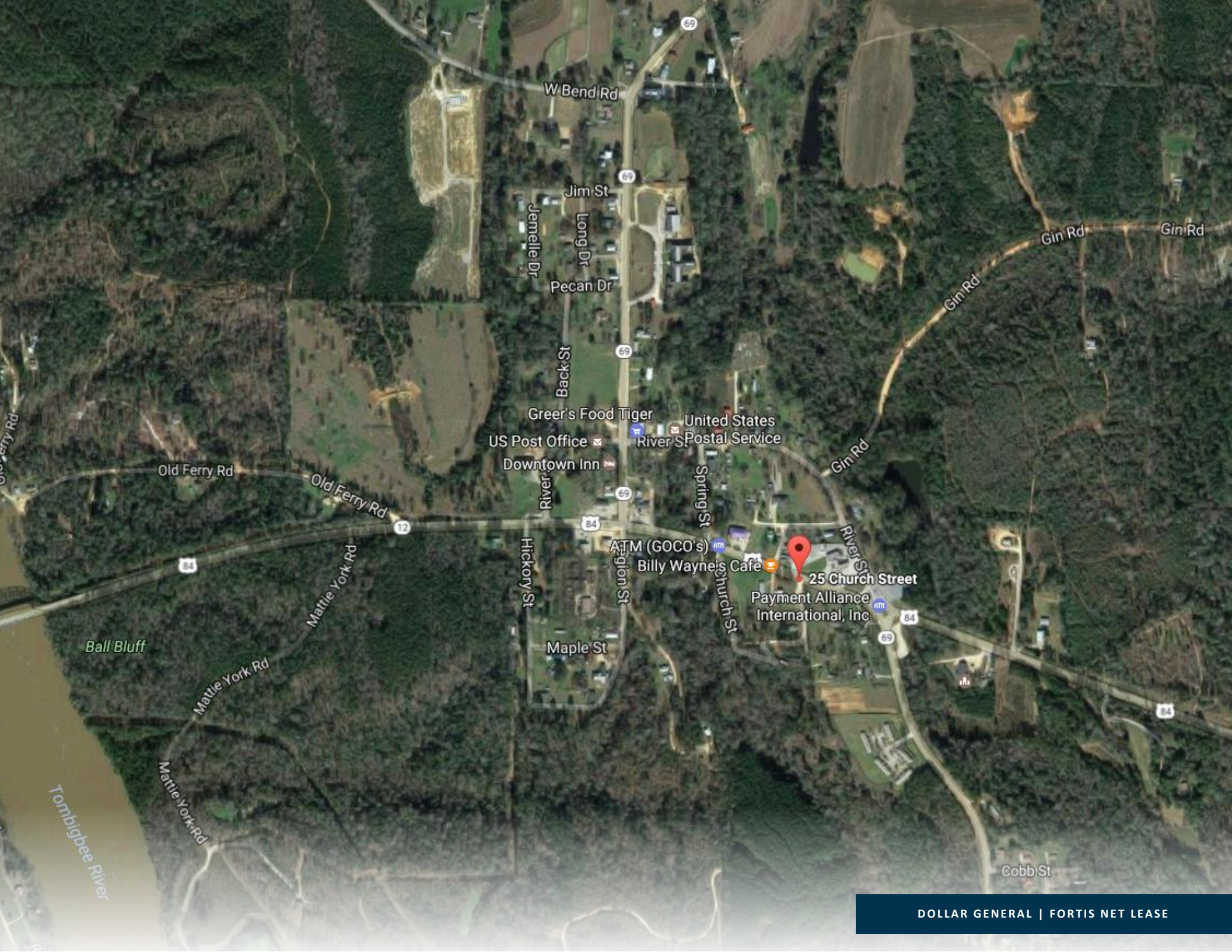
DOLLAR GENERAL®

Current Locations



- ◆ \$21.4 Billion in Annual Sales in Fiscal 2016
- ◆ EBITDA of \$2.3 Billion
- ◆ Investment Grade” S&P Rating of BBB
- ◆ Over \$200M In Cash on Hand
- ◆ 9.41% Operating Profit Margin
- ◆ Ranked #139 on Fortune 500







3,560 People Live
Within 10 Miles

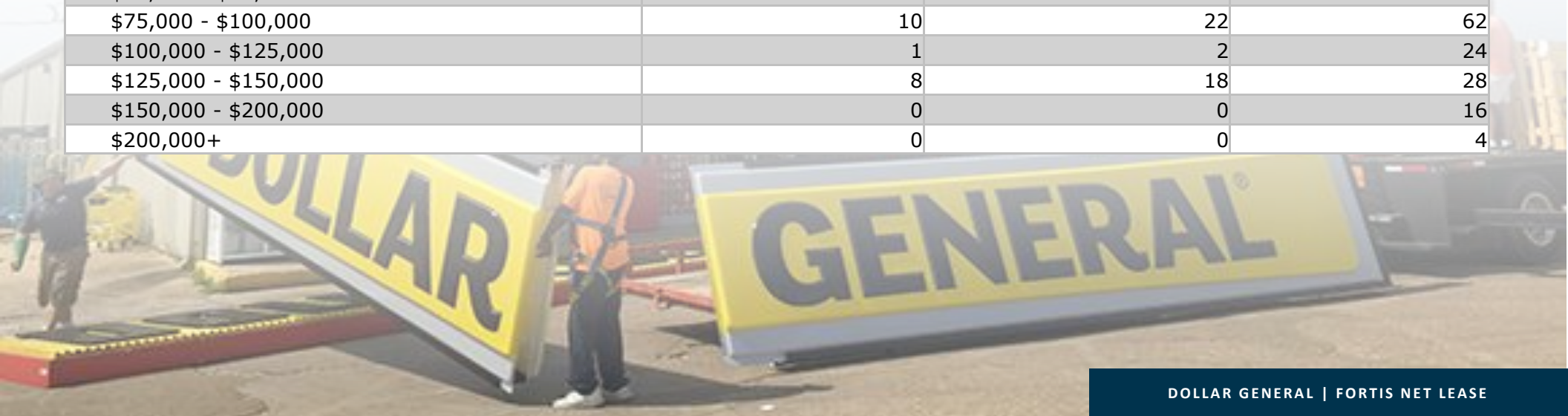


Average
Household
Income
Exceeds
\$41,000
Within 10
Miles

Click Image For Online
Property Map



Population:	3 Miles	5 Miles	10 Miles
2021 Projection	385	850	3,569
2016 Estimate	398	876	3,579
2010 Census	486	1,068	3,797
2016 Population Hispanic Origin	3	8	55
2016 Population by Race:			
White	38	84	825
Black	356	783	2,708
Am. Indian & Alaskan	2	4	23
Asian	0	0	5
Hawaiian & Pacific Island	0	0	0
Other	2	5	18
U.S. Armed Forces:	0	0	0
Households:			
2021 Projection	165	363	1,070
2016 Estimate	170	373	1,076
2010 Census	207	455	1,187
Owner Occupied	134	294	798
Renter Occupied	36	79	278
2016 Avg Household Income	\$39,154	\$39,315	\$41,356
2016 Med Household Income	\$31,323	\$31,381	\$30,823
2016 Households by Household Inc:			
<\$25,000	64	141	432
\$25,000 - \$50,000	62	136	335
\$50,000 - \$75,000	24	54	175
\$75,000 - \$100,000	10	22	62
\$100,000 - \$125,000	1	2	24
\$125,000 - \$150,000	8	18	28
\$150,000 - \$200,000	0	0	16
\$200,000+	0	0	4





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