



FORTIS NET LEASE

INVESTMENT REAL ESTATE SERVICES



NEW CONSTRUCTION | 15 YEAR CORPORATE NNN LEASE

11254 Highway 269, Parrish AL 36053

OFFERING MEMORANDUM

Click Image For Online
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.

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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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DOLLAR GENERAL | PARRISH, AL

INVESTMENT SUMMARY

List Price:	\$1,297,300
Current NOI:	\$90,816
Initial Cap Rate:	7.0%
Land Acreage:	1.52
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:	March 2017
Rent Expiration:	March 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

- 40 Miles Northwest of Birmingham
- Only National Retailer in Midway
- Ideal Consumer Demographics
- Serving Multiple Communities (Parrish, Goodspring & Aldrige)



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, lo-cated 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 records 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



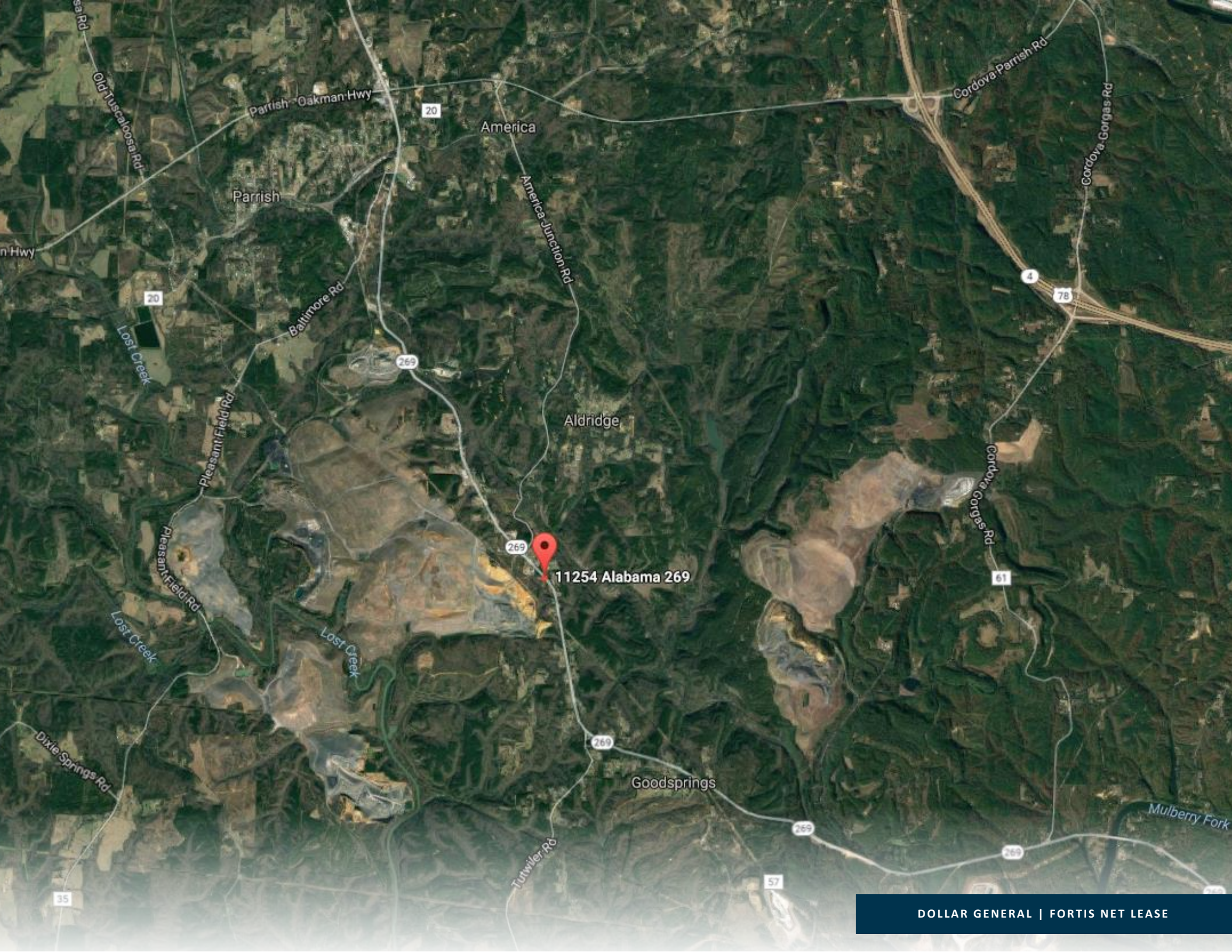
- ◆ \$21.4 Billion in Annual Sales in Fiscal 2016
- ◆ EBITDA of \$2.3 Billion
- ◆ Investment Grade” S&P Rating of BBB
- ◆ Over \$200M In Cash on Hand
- ◆ 9.41% Operating Profit Margin
- ◆ Ranked #139 on Fortune 500

AL HIGHWAY 269

DOLLAR GENERAL®

9,026 SF







32,50 People Live
Within 10 Miles of Parrish

11254 Alabama 269



Average
Household
Income
Exceeds
\$52,350
Within 10
Miles Of
Parrish

Click Image For Online
Property Map



Population: (Radius from Downtown Parrish)	3 Miles	5 Miles	10 Miles
2021 Projection	2,426	5,382	32,068
2016 Estimate	2,497	5,480	32,543
2010 Census	2,722	5,703	33,354
2016 Population Hispanic Origin	36	112	1,037
2016 Population by Race:			
White	2,149	4,782	28,438
Black	277	549	3,223
Am. Indian & Alaskan	12	38	174
Asian	9	14	166
Hawaiian & Pacific Island	0	3	53
Other	50	93	490
U.S. Armed Forces:	0	0	52
Households:			
2021 Projection	949	2,085	12,876
2016 Estimate	977	2,123	13,069
2010 Census	1,065	2,209	13,385
Owner Occupied	820	1,690	9,416
Renter Occupied	156	433	3,652
2016 Avg Household Income	\$57,416	\$50,145	\$52,352
2016 Med Household Income	\$35,446	\$33,394	\$36,892
2016 Households by Household Inc:			
<\$25,000	332	827	4,879
\$25,000 - \$50,000	272	555	3,301
\$50,000 - \$75,000	144	343	2,260
\$75,000 - \$100,000	109	201	1,227
\$100,000 - \$125,000	21	41	524
\$125,000 - \$150,000	39	77	392
\$150,000 - \$200,000	22	28	137
\$200,000+	38	49	349



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