

# NEW DOLLAR GENERAL

15 Year Absolute NNN lease



6509 Statesboro Hwy, Sylvania, GA 30467

Representative Store

 **FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES

Bryan Bender | Managing Director  
bbender@fortisnetlease.com  
248.419.3810



*Email Team*

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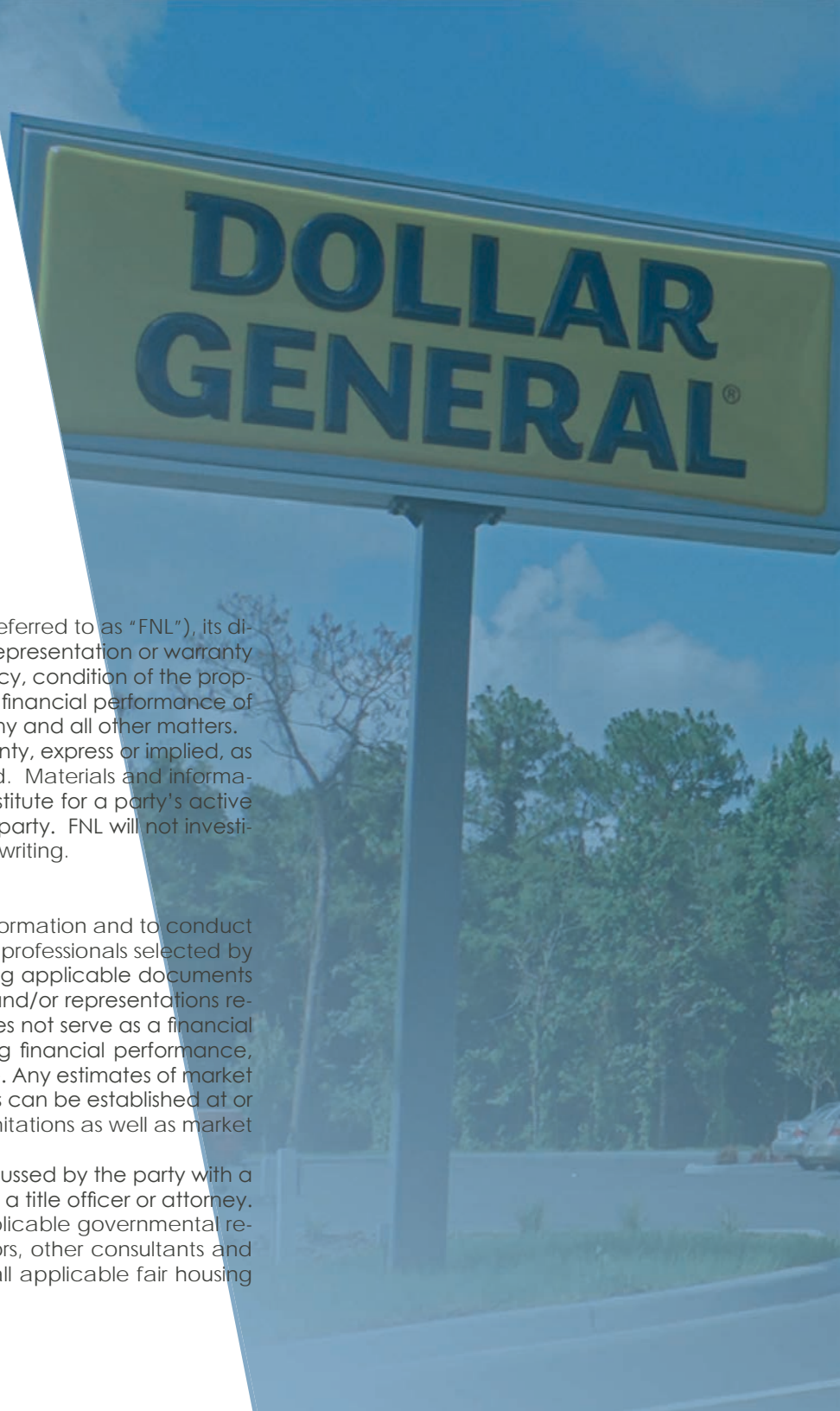
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# INVESTMENT SUMMARY

## Financial Overview

Market Price:	\$1,143,000
Cap Rate:	6.80% Cap
Price Per SqFt	\$125.60
Rent Per SqFt	\$8.54
Current Rent:	\$77,724
Expenses:	
<i>Taxes</i>	<i>\$0.00</i>
<i>Insurance</i>	<i>\$0.00</i>
<i>Maintenance</i>	<i>\$0.00</i>
Net Operating Income:	\$77,724

## Lease Summary

Tenant:	Dolgenercorp, LLC
Guarantor:	Dollar General Corporation
Lease Type:	Absolute NNN Lease
Lease Start:	6/6/2016
Lease End:	6/5/2031
Bumps:	None
Options:	Four (5 Yr.) Extensions
Opt. Bumps:	10% At Each Option
Maintenance:	None

## Property Overview

Year Built:	2016
Store Status:	New
Acreage:	+/- 1.25 Acres
Square Feet:	9,100
Architecture:	Prototype
Foundation:	Concrete Block
Roof:	Standing Seam Roof
HVAC:	Roof Mounted
Parking:	Ample



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## INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Sylvania, GA. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains Four (5) Yr. 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. Now open, the rent commenced on 6/6/2016.

This Dollar General is highly visible as it is strategically positioned at the intersection of U.S. 301 and Georgia Route 17, in Sylvania, GA. U.S. 301 serves as a commuter route for people traveling between Statesboro and Sylvania, and has an average daily traffic count of 5,260. The 10 mile population from the site exceeds 15,034 while the Three mile average household income exceeds \$35,000 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 a 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 6.80% cap rate based on NOI of \$77,724.

### INVESTMENT & PROPERTY HIGHLIGHTS

ABSOLUTE NNN LEASE (ZERO RESPONSIBILITIES)

15 YEAR TERM □ FOUR (5 YR.) OPTIONS □ 10% BUMPS

HOUSEHOLD INCOME WITHIN 3 MILE OF \$35K

TEN MILE POPULATION EXCEEDS 15,034

CORPORATE GUARANTEE □ "BBB"



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## TENANT

Dollar General commands a chain of more than 12,000 discount stores in 40 states, primarily in the southern and eastern US, the Midwest, and the Southwest. Offering basic household items, such as cleaning supplies, health and beauty aids, as well as some apparel and food, it targets low-, middle-, and fixed-income shoppers. Although it has the word “dollar” in its name, Dollar General is not solely a dollar store. The company offers goods sold at set price points of penny items up to the range of 50 to 60 dollars. Some of its higher end items include over-the-counter medicines, seasonal products, pet supplies and pet food products, prepaid cell phones and accessories, and automotive supplies.

Cal Turner founded J. L. Turner & Son, Inc. in 1939, and opened the first Dollar General store in Scottsville, Kentucky in June 1955. Since then the company has grown into the country's largest small-box discount retailer. Stores are generally located in small towns off the radar of giant discounters. Its big-city stores (about 30% of its total) are situated in lower-income neighborhoods. Some 25% of its merchandise is priced at \$1 or less.

In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. The company ranks 175th within the Fortune 500 Companies. Fiscal 2015 revenues exceeded \$20.37 billion (up from 2015) with profits of \$1.17 billion (up from 2015). The company's current market value is estimated to be \$23.95 billion.

12,500+ LOCATIONS

2015 SALES:  
\$20.37 BILLION

S & P CREDIT:  
BBB INVESTMENT GRADE

COMPANY TYPE:  
PUBLIC

RANKED 175th FORTUNE 500 LIST

2015 NET INCOME: \$1.17 BILLION

COMMON STOCK VALUE:  
\$23.95 BILLION



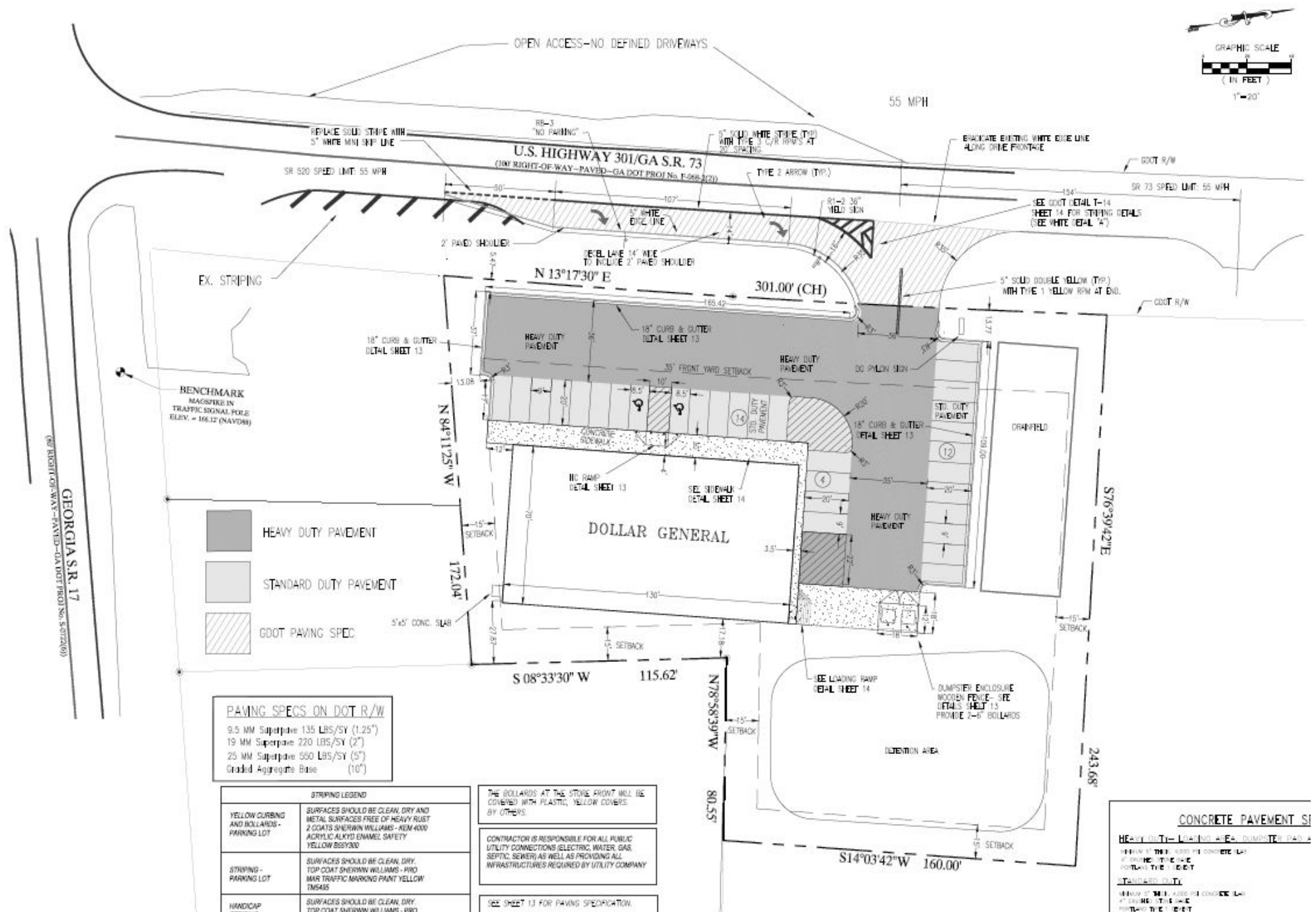
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# | EXAMPLE PROPERTY PHOTOS |



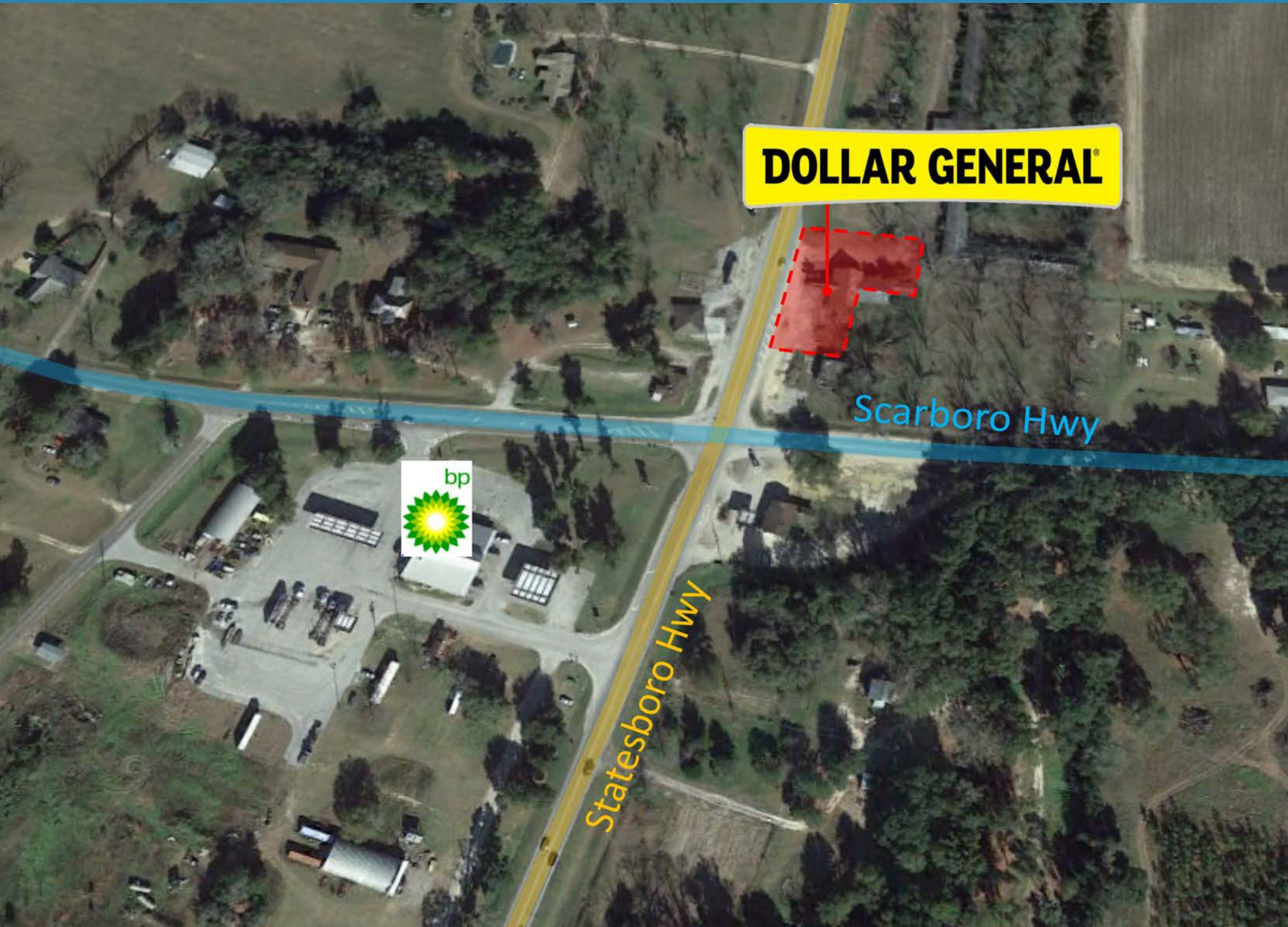
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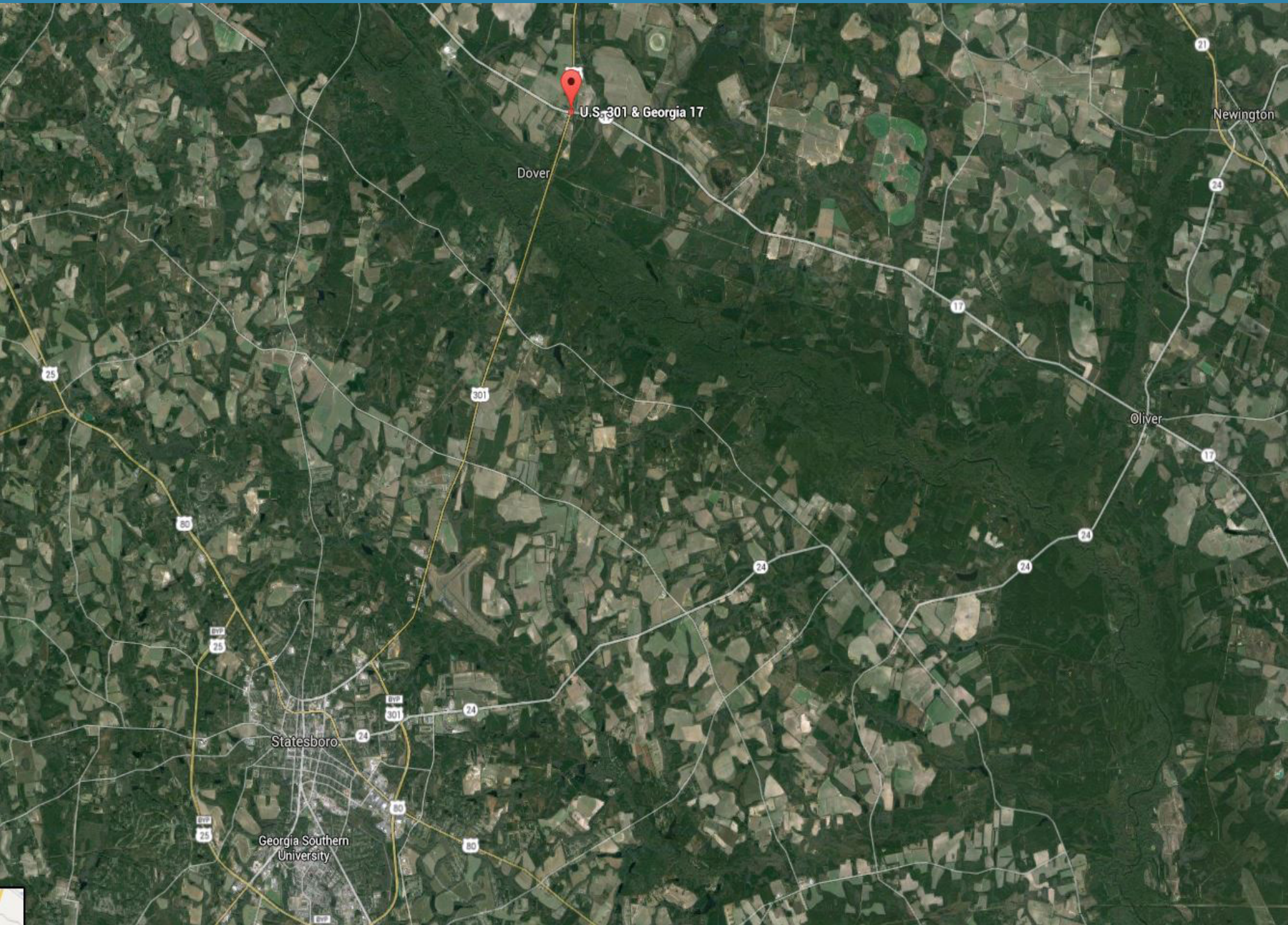
**DOLLAR GENERAL®**

Scarboro Hwy

Statesboro Hwy











## | DEMOGRAPHICS |

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
TOTAL POPULATION	432	2,064	15,034
TOTAL NUMBER OF HOUSEHOLDS	163	798	5,610
PERSONS PER HOUSEHOLD	2.50	2.50	2.60
MEDIAN HOUSE VALUE	\$78,480	\$85,226	\$131,082
AVERAGE HOUSEHOLD INCOME	\$35,833	\$40,242	\$43,151

