

# NEW DOLLAR GENERAL

15 YEAR ABSOLUTE NNN LEASE

*LOCATED IN COLUMBUS MSA!*



15976 Georgia 219, West Point, GA 31833

REPRESENTATIVE STORE PHOTO



**FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES

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## INVESTMENT OFFERING



## PROPERTY & LEASE



## DOLLAR GENERAL



## LOCATION



## AREA & DEMOGRAPHICS



### DISCLOSURE

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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.

PRICE	\$1,360,181
CAP RATE	6.60%
CURRENT NOI	\$89,772
LEASE TYPE:	15 YEAR ABS. NNN
RESPONSIBILITIES:	NONE
TENANT:	DOLLAR GENERAL
GUARANTEE:	CORPORATE
STRENGTH:	S&P: BBB
SQUARE FEET:	9,100

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in West Point, GA. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains Five (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. The rent is scheduled to commence on 3/27/2017.

This Dollar General is highly visible and is strategically positioned in West Point, GA. The Ten mile population from the site exceeds 24,700 while the Three mile median household income exceeds \$48,500 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 6.60% cap rate based on NOI of \$89,772.



- Brand New Absolute NNN Lease
- 15 Year Term | Five (5 Year) Options
- Three Mile Income Exceeds \$48,500
- Ten Mile Population Exceeds 24,700
- Corporate Guarantee “BBB”
- Only Investment Grade Dollar Store
- Site Benefits From 3,449 Cars Per Day



YEAR BUILT	2016
STORE STYLE	PROTOTYPE
ACREAGE	+/- 1.00 ACRES
SQUARE FEET	9,100
FOUNDATION	POURED CONCRETE
ROOF	STANDING SEAM ROOF
HVAC	ROOF MOUNTED
PARKING	ASPHALT
ZONING	COMMERCIAL
STORE STATUS	NEW LOCATION
OWNERSHIP TYPE	FEE SIMPLE

TENANT	DOLGENCORP, LLC
GUARANTOR	DOLLAR GENERAL CORPORATION
TRADE NAME	DOLLAR GENERAL
STOCK SYMBOL	DG (NYSE)
ADDRESS	15976 GEORGIA 219, WEST POINT, GA
LEASE TYPE	ABSOLUTE NNN
PRIMARY TERM	FIFTEEN (15) YEARS
RENT START	3/27/2017
RENT END	3/27/2032
ANNUAL RENT	\$89,772
RENT INCREASES	10% AT EACH OPTION
OPTION PERIODS	FIVE(5) FIVE (5) YEAR OPTIONS
WEBSITE	<a href="http://WWW.DOLLARGENERAL.COM">WWW.DOLLARGENERAL.COM</a>



RENT SCHEDULE

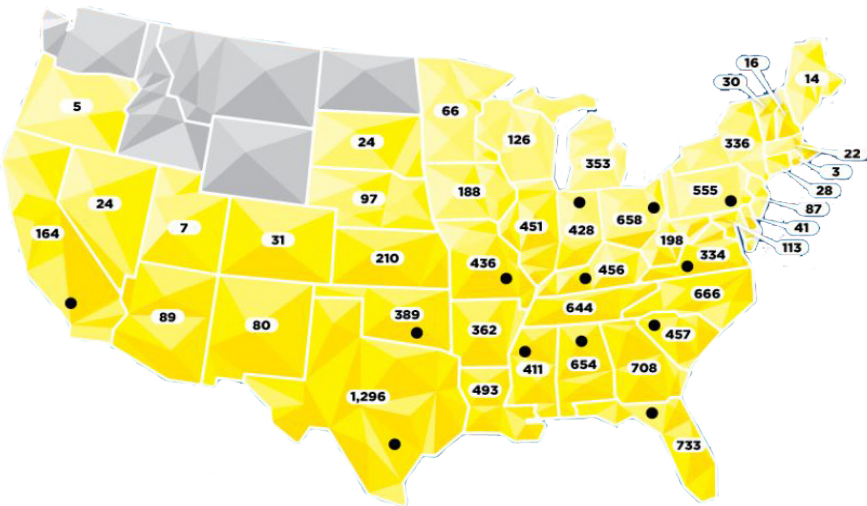
LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-15	\$89,772	\$7,481	-	6.60%
16-20 (OPTION 1)	\$98,749	\$8,229	10%	7.26%
21-25 (OPTION 2)	\$108,624	\$9,025	10%	7.99%
26-30 (OPTION 3)	\$119,487	\$9,957	10%	8.78%
31-35 (OPTION 4)	\$131,435	\$10,953	10%	9.66%





Dollar General is the largest “small box” discount retailer in the United States. Headquartered 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 900 stores in 2016. 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.

Dollar General recently completed its 26th straight year of same-store sales increases, a metric that strips out the effect of newly opened stores. In other words, the retailer’s new stores are not cannibalizing the more established ones. Dollar General shares are trading near all-time highs. 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%, 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 Fortune 500, a 20 spot jump from the previous year ranking.



“Investment Grade” S&P Rating of BBB



\$20.4 Billion in Sales in Fiscal 2015



2016 Sales Revenue Increased 9.40%



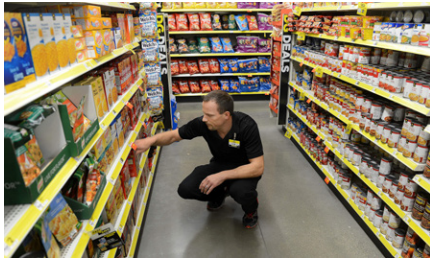
Same-Store Sales has Increased for 27th YR



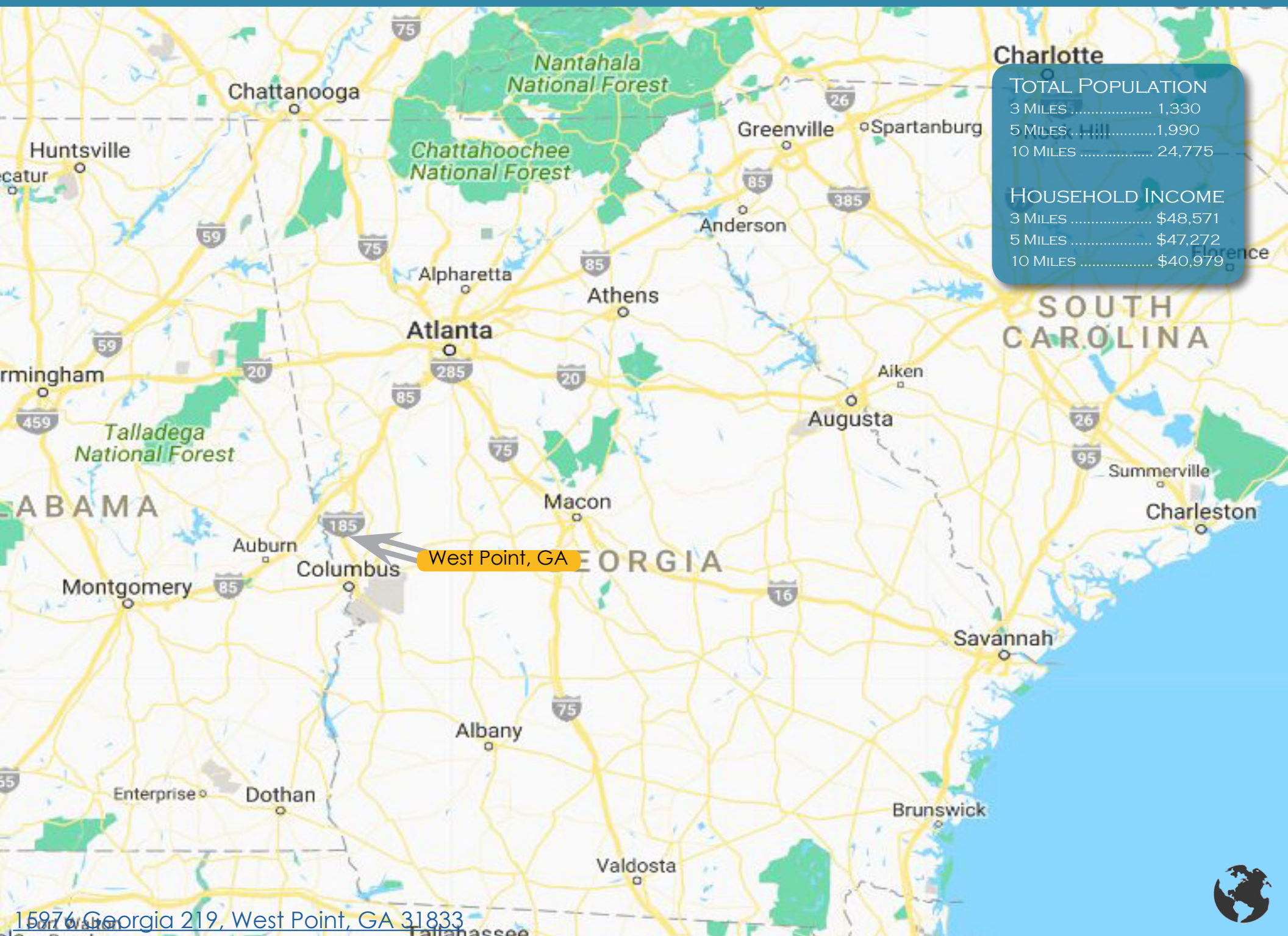
Gross Profit Rate was 30.6% in Q1 2016



Ranked #139 on Fortune 500







**Charlotte**

**TOTAL POPULATION**

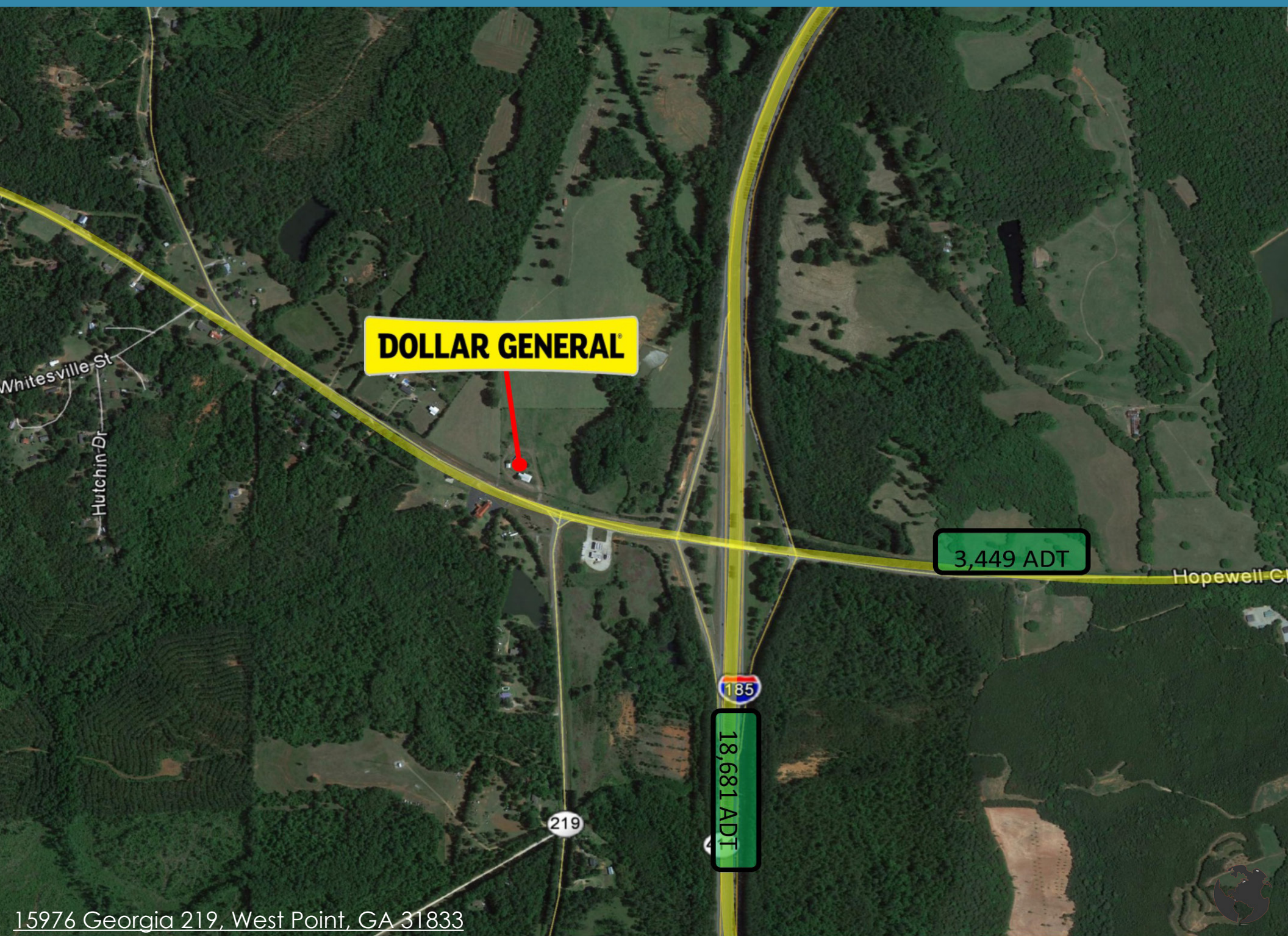
3 MILES .....	1,330
5 MILES .....	1,990
10 MILES .....	24,775

**HOUSEHOLD INCOME**

3 MILES .....	\$48,571
5 MILES .....	\$47,272
10 MILES .....	\$40,979







**DOLLAR GENERAL®**

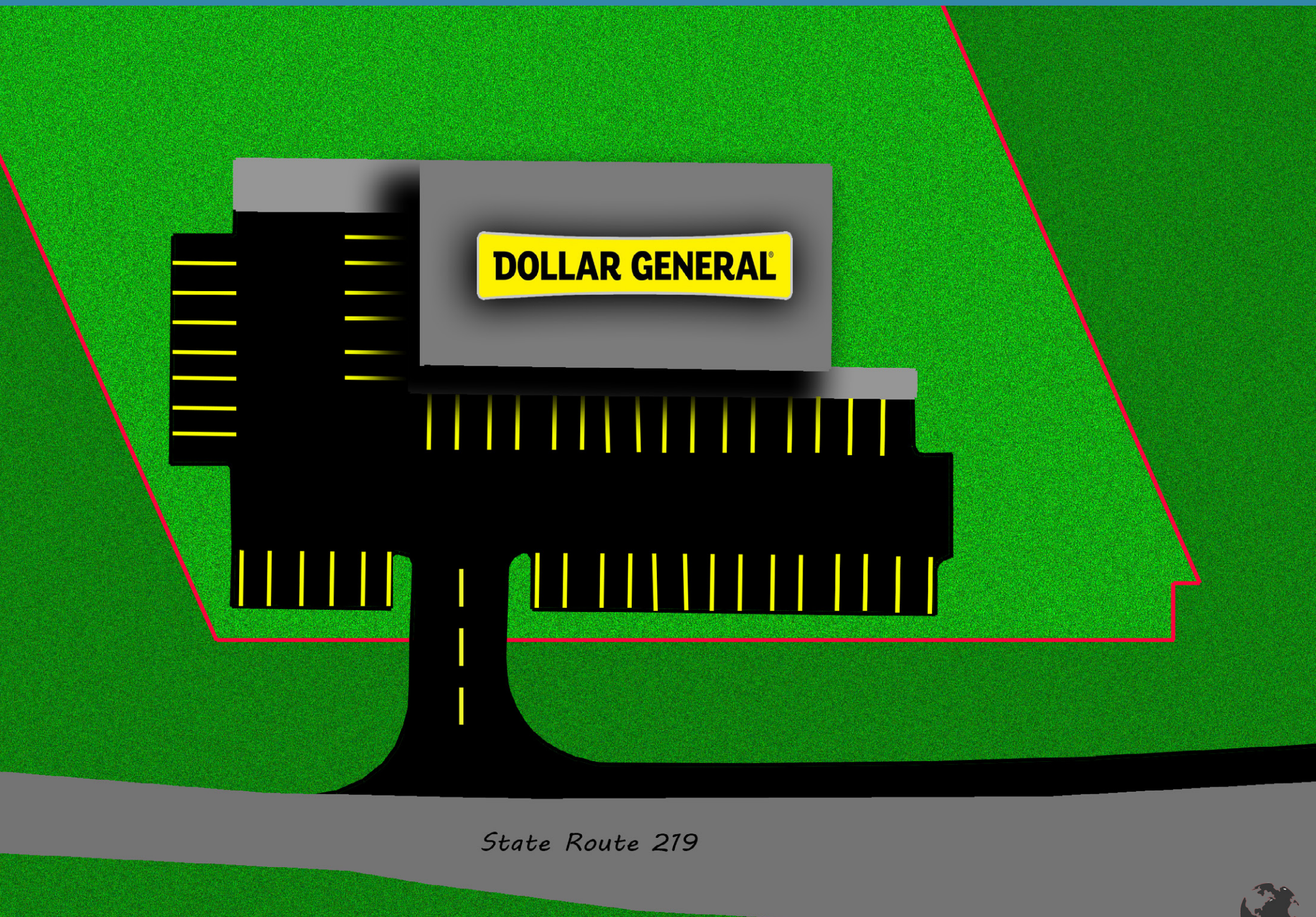
3,449 ADT

18,681 ADT

219

185





*State Route 219*





# Columbus, GA

Columbus is a city in the U.S. state of Georgia and the county seat of Muscogee County, with which it is consolidated. According to the 2013 estimates from the U.S. Census Bureau, Columbus has a population of 202,824 residents, with 316,554 in the greater Columbus-Phenix City metropolitan area. The metro area joins the nearby Alabama cities of Auburn and Opelika to form the Columbus-Auburn-Opelika Combined Statistical Area, which has an estimated population of 501,649.

Columbus lies 100 miles (160 km) southwest of Atlanta. Fort Benning, home of the United States Army Infantry School and a major employer, is located south of the city in Chattahoochee County. Columbus is home to museums and tourism sites, including the National Infantry Museum, dedicated to the United States Army's Infantry Branch. It has the longest urban whitewater rafting course in the world constructed on the Chattahoochee River.

There are over 916 businesses within ten miles of the Site, with three top industries being Health Care, Retail & Hospitality. Residents living within a 3 mile radius are expected to spend over \$16.9 Million on consumer products in the calendar year of 2016. Given that this Dollar General will have very little competition, this site is expected to be a very profitable location for Dollar General.



POPULATION	3 MILE	5 MILE	10 MILE
2016 TOTAL POPULATION	1,330	1,990	24,775
2021 POPULATION	1,369	2,049	25,430
AVERAGE AGE	45.40	45.30	43.30
HOUSEHOLDS			
2016 TOTAL HOUSEHOLDS	542	806	9,636
MEDIAN HOUSEHOLD INCOME	\$48,571	\$47,272	\$40,979
AVERAGE HH SIZE	2.50	2.50	2.50
HOUSING			
MEDIAN HOME VALUE	\$182,316	\$175,187	\$115,226

