



DOLLAR GENERAL | ABS. NNN LEASE

6509 STATESBORO HWY, SYLVANIA, GA 30467

ACTUAL STORE

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

MARC BLUMBERG

PALMETTO PARTNERS, INC.

GA #H-14936

241 WEST WIEUCA RD.

ATLANTA, GA 30342

404.229.7052

INVESTMENT SUMMARY

List Price:	\$1,126,435
Current NOI:	\$77,724.00
Initial Cap Rate:	6.90%
Land Acreage:	+/- 1.25
Year Built	2016
Building Size:	9,100 SF
Price PSF:	\$123.78
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.90%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF. Dollar General store located in Sylvania, Georgia. 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. The store is currently open with rent having commenced in June 2016.

This Dollar General is highly visible as it is strategically positioned on Stateboro Highway (Highway 301) which sees 5,179 cars per day. The ten mile population from the site is 18,864 (with an expected growth rate of 5.37%) while the three mile average household income is \$59,364 per year, making this location ideal for a Dollar General. The area is seeing great growth with the one mile population growth rate at 4.67%. 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 6.90% cap rate based on NOI of \$77,724.



PRICE \$1,126,435



CAP RATE 6.90%



LEASE TYPE Absolute NNN



TERM REMAINING 11.5 Years

INVESTMENT HIGHLIGHTS

- **Absolute NNN 15 Year Lease | Zero Landlord Responsibilities**
- Four (5 Year) Options | 10% Rental Increase At Each Option
- Three Mile Household Income \$59,364
- **Ten Mile Population 18,864 With Expected 5.37% Growth**
- **One Mile Population Growth Rate 4.67%**
- **Three Mile Population Growth Rate 5.30%**
- **5,179 Cars Per Day on Statesboro Hwy (Highway 301)**
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 31 Consecutive Quarter of Same Store Sales Growth
- **No Competition Within Over 5 Miles**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$77,724	\$8.54
Gross Income	\$77,724	\$8.54
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$77,724	\$8.54

PROPERTY SUMMARY

Year Built:	2016
Lot Size:	+/- 1.25 Acres
Building Size:	9,100 SF
Traffic Count:	5,179
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$77,724
Rent PSF:	\$8.54
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/6/2016
Lease Expiration Date:	6/30/2031
Lease Term Remaining:	11.5 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$26.48 BIL



STORE COUNT:
15,000+

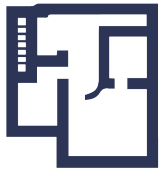


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	6/6/2016	6/30/2031	\$77,724	100.0	\$8.54
			Option 1	\$85,496		\$9.39
			Option 2	\$94,046		\$10.33
			Option 3	\$103,450		\$11.37
			Option 4	\$113,796		\$12.50
Totals/Averages	9,100			\$77,724		\$8.54



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$77,724



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$8.54



NUMBER OF TENANTS
1



DOLLAR GENERAL

6509 STATESBORO HWY, SYLVANIA, GA 30467 

 FORTIS NET LEASE™



4.0% INCREASE
SAME STORE SALES Q2



\$26.48 BIL
IN SALES



975 STORES
OPENING IN 2019

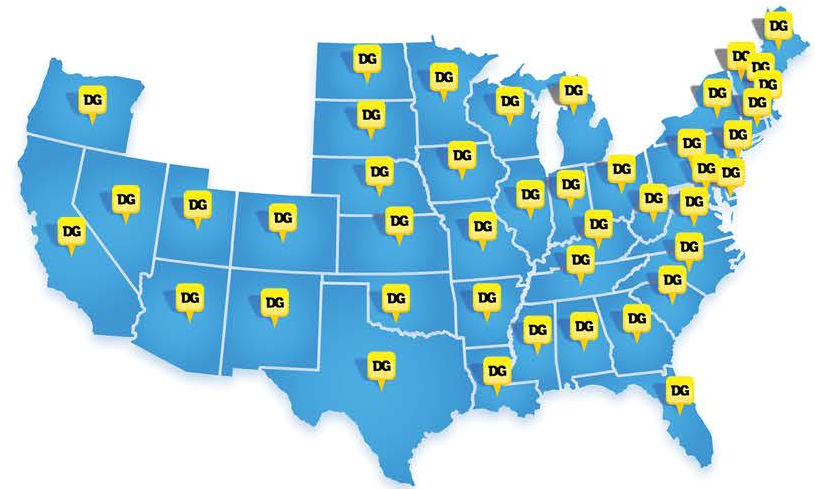


80 YEARS
IN BUSINESS



31 QUARTERS
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 15,000+ stores with more than 130,000 employees, located across 44 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. Opened over 900 stores in 2018, and on track for over 975 opening in 2019. 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.



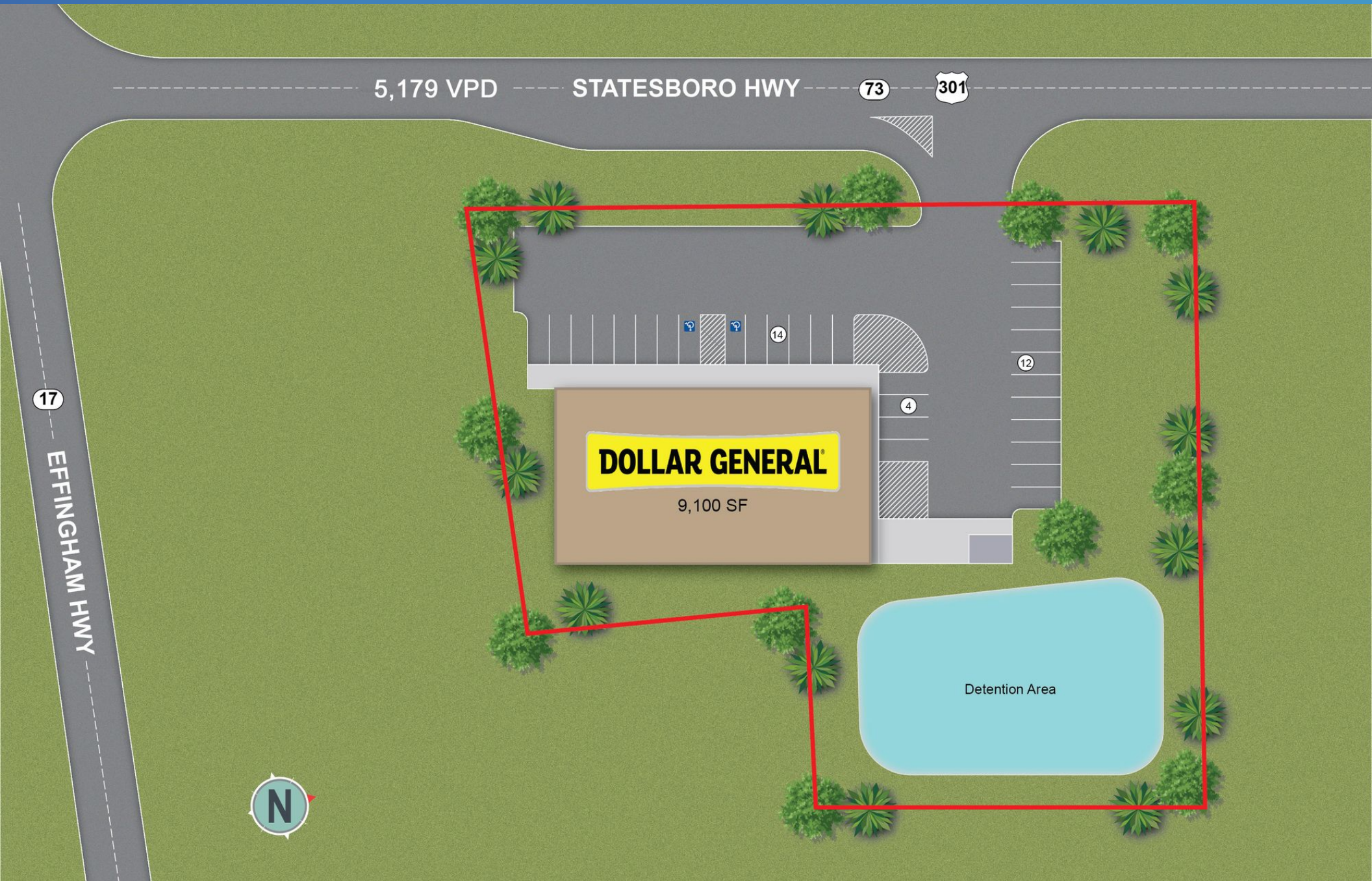
15,000 STORES ACROSS 44 STATES

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 FORTIS NET LEASE™





PROXIMITY TO LOCAL ATTRACTIONS



48 Miles
Savannah-Hilton
Head
Airport



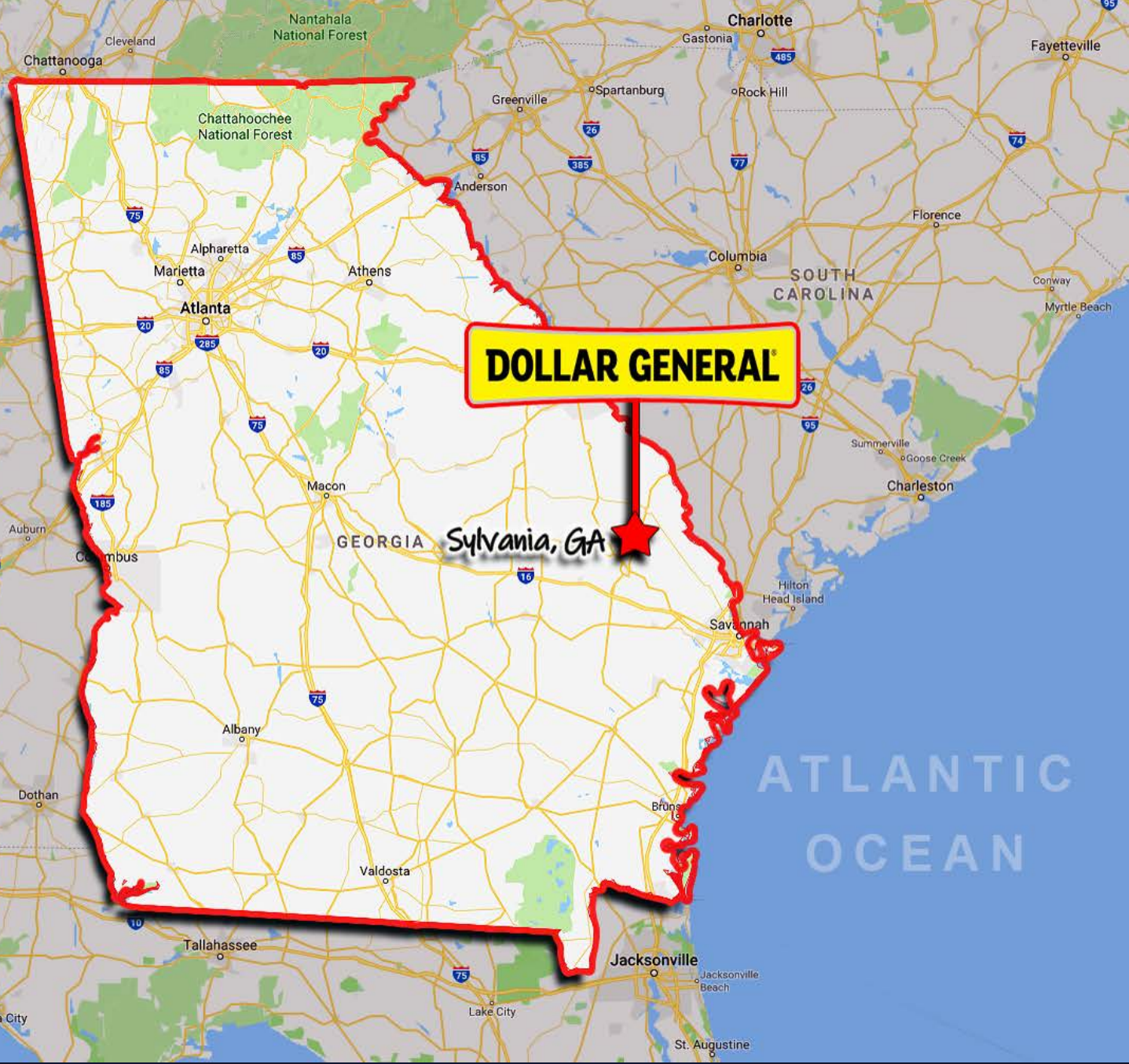
11 Miles
Statesboro,
GA



60 Miles
Savannah,
GA

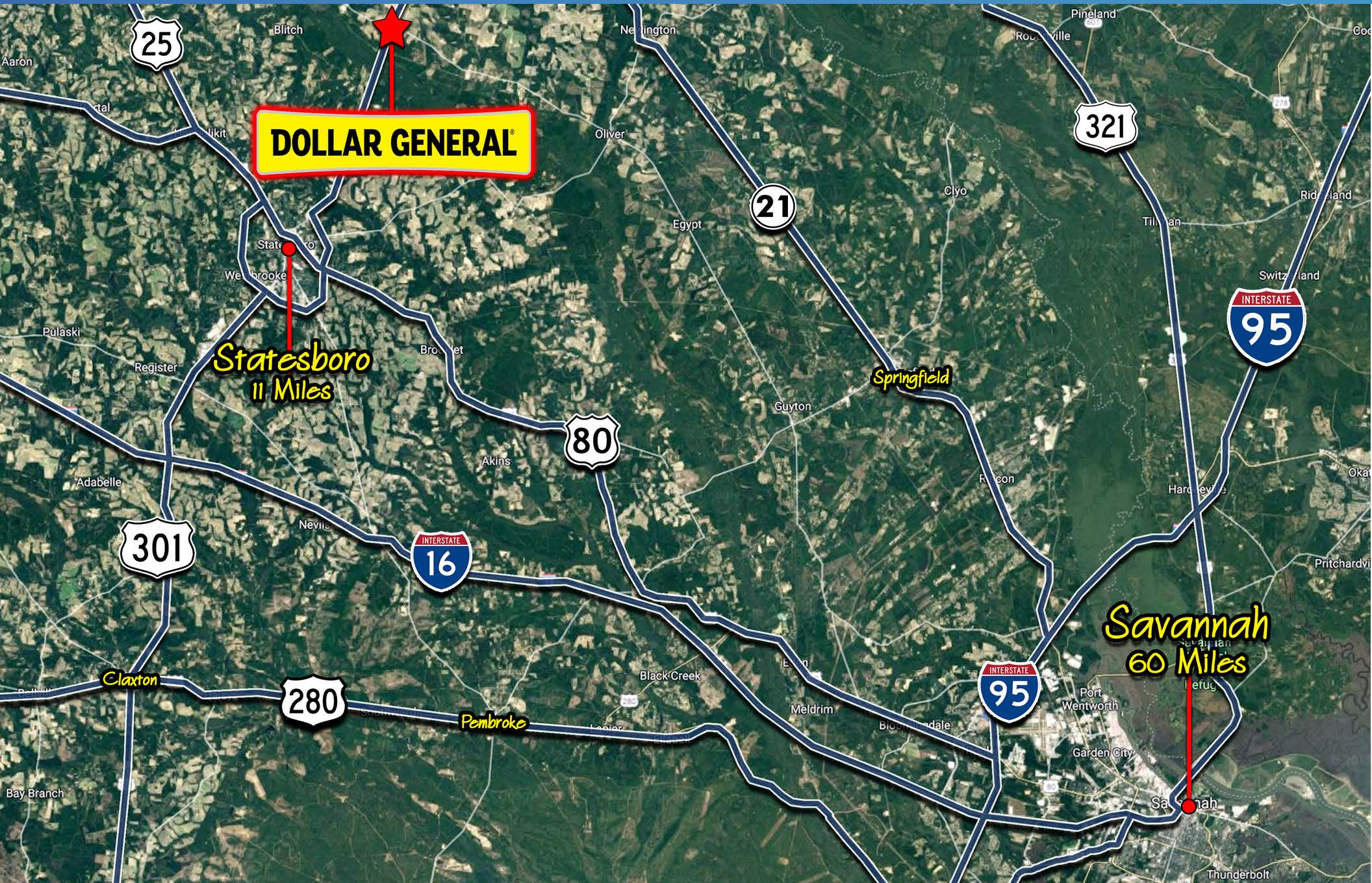


73 Miles
Augusta,
GA



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FORTIS NET LEASE™



DOLLAR GENERAL



Sampson
Cheese Steaks



Effingham Hwy

Statesboro Hwy - 5,179 VPD



Sylvania is located in east central Georgia on the Savannah River Parkway, 54 miles southeast of Augusta and 58 miles northwest of Savannah. Sylvania is a quiet community, boasting low crime rates with many benefits like top quality schools, churches and a modern local hospital. One of the biggest advantages to living in Sylvania is the closeness of the community. Everyone is friendly, and residents warmly welcomes visitors and newcomers alike. Sylvania evokes images of Norman Rockwell paintings and is a wonderful place to raise children.

Although off the beaten path, Sylvania has a country club, a well-stocked public library and two radio stations. Ogeechee Technical College in Statesboro operates an adult education center here. Sylvania is also home to a local newspaper founded in 1879 with a unique name, the Sylvania Telephone. The local weekly has brought national attention to Sylvania by earning first-place awards for four consecutive years from the National Newspaper Association for its Newspapers in Education sponsorship program.

Sylvania is a rural, agricultural community with 40 percent of its labor force employed in manufacturing. major industries include Koyo Bearings and King America. Other local employers include AMIKids, a resident school for Georgia's at-risk youth, Screven County Hospital, a locally run facility providing excellent healthcare for Screven County residents, and Syl-View Health Care Center.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	771	2,511	18,864
Total Population 2023	807	2,644	19,877
Population Growth Rate	4.67%	5.30%	5.37%
Average Age	38.3	38.9	37.7
# Of Persons Per HH	2.6	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	292	968	7,153
Average HH Income	\$59,364	\$60,217	\$63,232
Median House Value	\$124,305	\$126,448	\$144,331
Consumer Spending (Thousands)	\$6,694	\$22,113	\$167,102





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

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