



10,000+ CARS PER DAY | DOLLAR GENERAL

908 E OHIO ST, CLINTON, MO 64735

ACTUAL STORE PICTURE

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

BENJAMIN SCHULTZ
SENIOR ADVISOR
D: 248.254.3409
BSCHULTZ@FORTISNETLEASE.COM

ANDY BENDER
INVESTMENT ADVISOR
D: 248.419.3657
ABENDER@FORTISNETLEASE.COM

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

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:

BENJAMIN SCHULTZ

SENIOR ADVISOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM

ANDY BENDER

INVESTMENT ADVISOR

D: 248.419.3657

ABENDER@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

ADAM BLUE

AREA REAL ESTATE ADVISORS

MO #2002027677

INVESTMENT SUMMARY

List Price:	\$593,247
Current NOI:	\$47,459
Initial Cap Rate:	8.00%
Land Acreage:	+/- 0.59 Acres
Year Built	1984
Building Size:	14,077 SF
Price PSF:	\$42.14
Lease Type:	NN
Lease Term:	5+ years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 14,077 SF. Dollar General store located in Clinton, MO. The property is encumbered with a NN Lease, leaving limited landlord responsibilities. 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 open, with rent having commenced since 1999. Dollar General recently extended the lease through 11/30/2024, showing commitment to the location.

This Dollar General is highly visible as it is strategically positioned on E Ohio St. The five mile population from the site is 10,203 while the one mile average household income \$56,041 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 8% cap rate based on NOI of \$47,459.



PRICE \$593,247



CAP RATE 8.00%



LEASE TYPE NN



TERM REMAINING 5.6 years

INVESTMENT HIGHLIGHTS

- Dollar General Corporate Lease
- Over 5 Year Remaining on Term
- One Mile Household Income \$56,041
- Five Mile Population 10,203
- Investment Grade Dollar Store
- Dollar General Reported 28 Consecutive Quarter of Same Store Sales Growth
- Traffic Count of Cars Per Day is 10,010

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Rent	\$51,644	\$3.67
Reimbursement CAM	\$2,100	\$0.15
Gross Income	\$53,744	\$3.82
EXPENSE	DOLLAR GENERAL	PER SF
Taxes	\$2,065	\$0.15
Insurance	\$712	\$0.05
Reserve	\$1,407	\$0.10
CAM	\$2,100	\$0.15
Gross Expenses	\$6,284	\$0.45
NET OPERATING INCOME	\$47,459	\$3.37

PROPERTY SUMMARY

Year Built:	1984
Year Renovated:	2013
Lot Size:	0.59 Acres
Building Size:	14,077 SF
Traffic Count:	10,010
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Gross Lease
Primary Lease Term:	10 years
Annual Rent:	\$51,644
Rent PSF:	\$3.67
Landlord Responsibilities:	Roof Structure and Lot
Taxes, Insurance & CAM:	Tenant and Landlord
Roof, Structure & Parking:	Landlord
Lease Start Date:	1999
Lease Expiration Date:	12/31/2024
Lease Term Remaining:	5 Years 8 Months
Rent Bumps:	5% in Options
Renewal Options:	Yes 2 Options
Lease Guarantor:	Dollar General Corp
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$21.96 BILLION



STORE COUNT:
15,000+

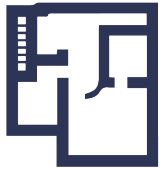


GUARANTOR:
DOLLAR GENERAL



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	14,077	1999	12/31/2024	\$51,644	100.0	\$3.67
Totals/Averages	14,077			\$51,644		\$3.67



TOTAL SF
14,077



TOTAL ANNUAL RENT
\$51,644



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$3.67



NUMBER OF TENANTS
1

DOLLAR GENERAL

908 E OHIO ST, CLINTON, MO 64735



15,000+
STORES



975 STORES
OPENING IN 2019



\$25.6 BIL
IN SALES

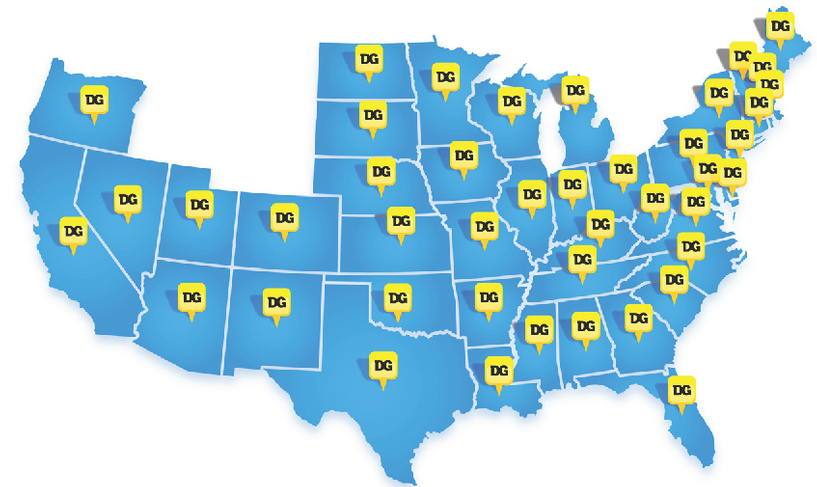


80 YEARS
IN BUSINESS



29 YEARS
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. Opening over 900 stores in 2018, with an expected 975 opening for 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.

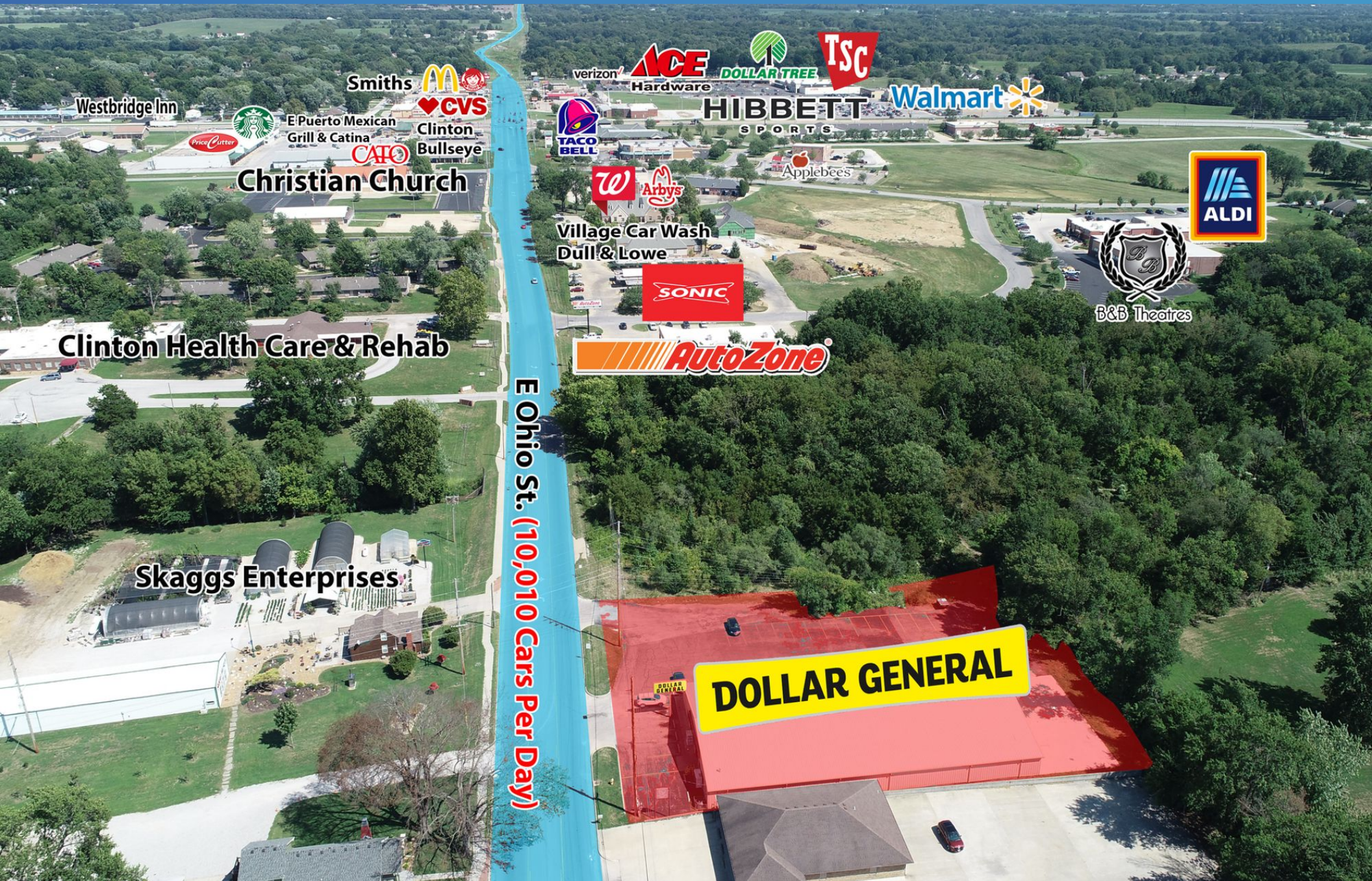


15,000 STORES ACROSS 44 STATES

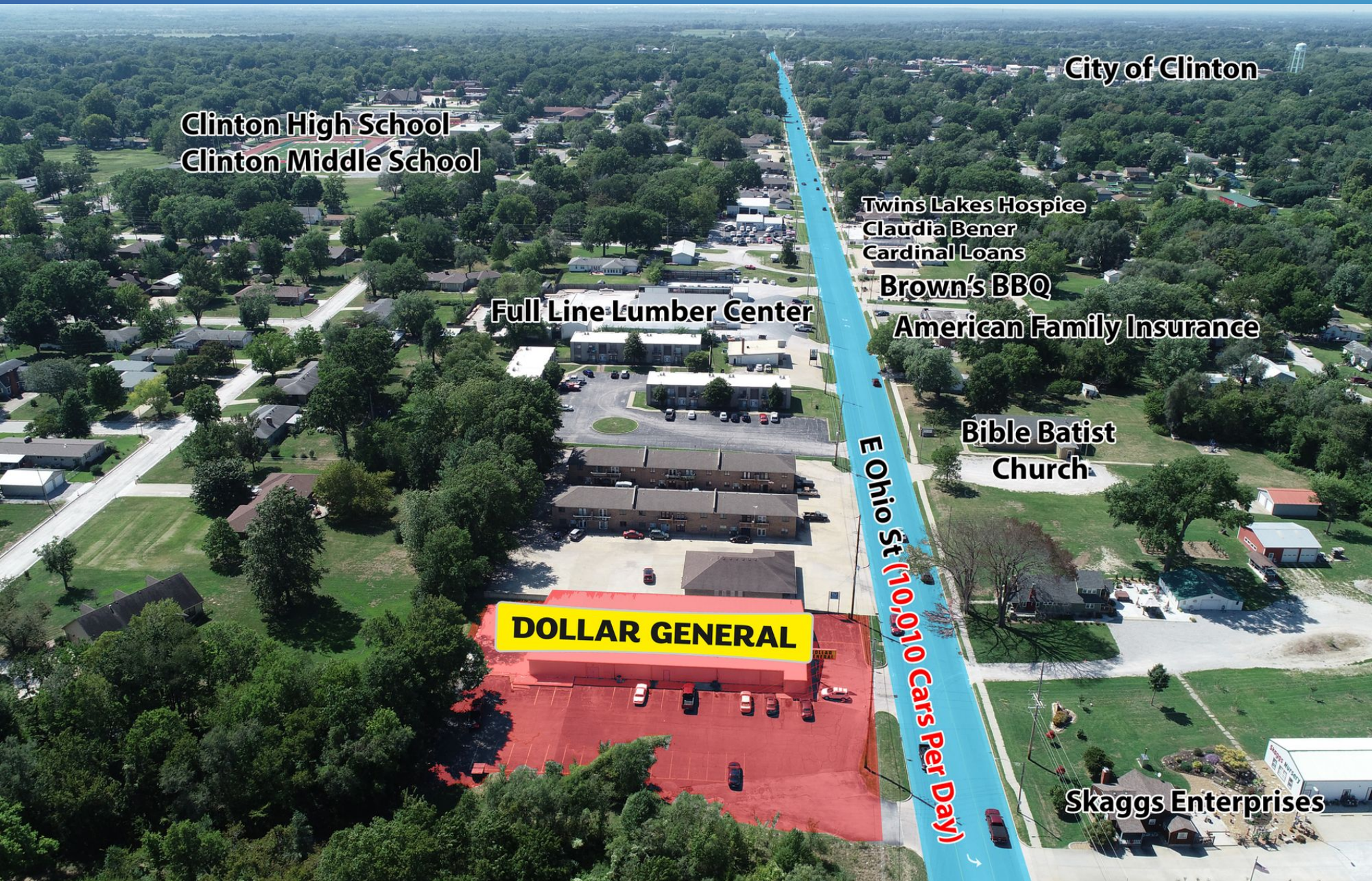
DOLLAR GENERAL

908 E OHIO ST, CLINTON, MO 64735

FORTIS NET LEASE™



Ohio St. (10,010 Cars Per Day)



Clinton High School
Clinton Middle School

City of Clinton

Twins Lakes Hospice
Claudia Bener
Cardinal Loans

Full Line Lumber Center

Brown's BBQ

American Family Insurance

Bible Baptist
Church

DOLLAR GENERAL

E Ohio St (10,010 Cars Per Day)

Skaggs Enterprises

DOLLAR GENERAL

908 E OHIO ST, CLINTON, MO 64735



PROXIMITY TO REGIONAL ATTRACTIONS



97 Miles
Kansas International
Airport



83 Miles
Ozarks Park



76 Miles
Kansas, MO



83 Miles
Lake of Ozarks
State Park

DOLLAR GENERAL®

Clinton, MO



Clinton is a city in Henry County, Missouri, United States. The Harry S. Truman Reservoir (also known as Truman Lake) is located in the state of Missouri. It is the largest man made lake in Missouri and the dam that created and manages the lake's water level. It is located between Clinton and Warsaw, on the Osage River and extends south to Osceola.

The Kansas City Star recently called Truman Lake "crappie heaven." We couldn't agree more. Missouri's second largest lake offers hiking, boating, fishing, hunting and more. Truman Lake covers 56,000 acres and is managed by the U.S. Army Corps of Engineers. Clear waters, dramatic bluffs and vibrant summer and fall colors make Harry S Truman State Park an ideal place to vacation. The park offers a marina, ample fishing and boating opportunities and water that are ideal for every kind of swimmer. Hiking trails, picnic areas and campsites that dot the park's open oak woodlands, natural grasslands and lakeside areas let visitors enjoy the abundance of wildlife and recreation opportunities at this park.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	4,545	9,523	10,203
Average Age	40.90	41.10	41.30
# Of Persons Per HH	2.20	2.30	2.30
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,027	4,139	4,410
Average HH Income	\$56,041	\$58,322	\$59,609
Consumer Spending (Thousands)	\$42,081	\$87,469	\$95,001





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

EXCLUSIVELY LISTED BY:

BENJAMIN SCHULTZ

ANDY BENDER

SENIOR ADVISOR

INVESTMENT ADVISOR

D: 248.254.3409

D: 248.419.3657

BSCHULTZ@FORTISNETLEASE.COM

ABENDER@FORTISNETLEASE.COM