



DOLLAR GENERAL | \$82K+ HH INCOME

7159 OH-305, BURGHILL, OH 44404

ACTUAL STORE

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

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

BENJAMIN SCHULTZ
SENIOR DIRECTOR
D: 248.254.3409
BSCHULTZ@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:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

BENJAMIN SCHULTZ

SENIOR DIRECTOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

MICHAEL J. FENNESSY

DIETZ COMMERCIAL

OH #2013001375

36400 WOODWARD

BLOOMFIELD HILLS, MI 48304

248.646.7722

INVESTMENT SUMMARY

List Price:	\$1,402,555
Current NOI:	\$96,075.00
Initial Cap Rate:	6.85%
Land Acreage:	+/- 3.67
Year Built	2019
Building Size:	9,026 SF
Price PSF:	\$155.39
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.85%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,026 SF. Dollar General store located in Burhill, Ohio. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5 (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 January 2019.

This Dollar General is highly visible as it is strategically positioned on OH-305 which sees 1,724 cars per day near the intersection of OH-7 which sees 3,735 cars per day. The ten mile population from the site is 85,729 while the three mile average household income is \$82,094 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 6.85% cap rate based on NOI of \$96,075.



PRICE \$1,402,555



CAP RATE 6.85%



LEASE TYPE Absolute NNN



TERM REMAINING 14 Years

INVESTMENT HIGHLIGHTS

- **Absolute NNN 15 Year Lease | Zero Landlord Responsibilities**
- 5 (5 Year) Options | 10% Rental Increase At Each Option
- **Three Mile Household Income \$82,094**
- **Ten Mile Population 85,729**
- 1,724 Cars Per Day on OH-305
- 3,735 Cars Per Day on OH-7
- Investment Grade Dollar Store with "BBB" Credit Rating
- Dollar General Reported 31 Consecutive Quarter of Same Store Sales Growth
- Located Near Wagon Trails Animal Park - Popular Tourist Attraction
- **No Competition Within a 6 Mile Radius - Primary Shopping Destination for the Area**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$96,075	\$10.64
Gross Income	\$96,075	\$10.64
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$96,075	\$10.64

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	+/- 3.67 Acres
Building Size:	9,026 SF
Traffic Count #1:	1,724 on OH-305
Traffic Count #2:	3,735 on OH-7
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:	\$96,075
Rent PSF:	\$10.64
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/27/2019
Lease Expiration Date:	1/31/2034
Lease Term Remaining:	14 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Five (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+

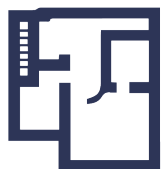


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,026	1/27/2019	1/31/2034	\$96,075	100.0	\$10.64
			Option 1	\$105,682		\$11.71
			Option 2	\$116,250		\$12.88
			Option 3	\$127,875		\$14.16
			Option 4	\$140,663		\$15.58
			Option 5	\$154,729		\$17.14
Totals/Averages	9,026			\$96,075		\$10.64



TOTAL SF
9,026



TOTAL ANNUAL RENT
\$96,075



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.64



NUMBER OF TENANTS
1



DOLLAR GENERAL

7159 OH-305, BURGHILL, OH 44404 



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.



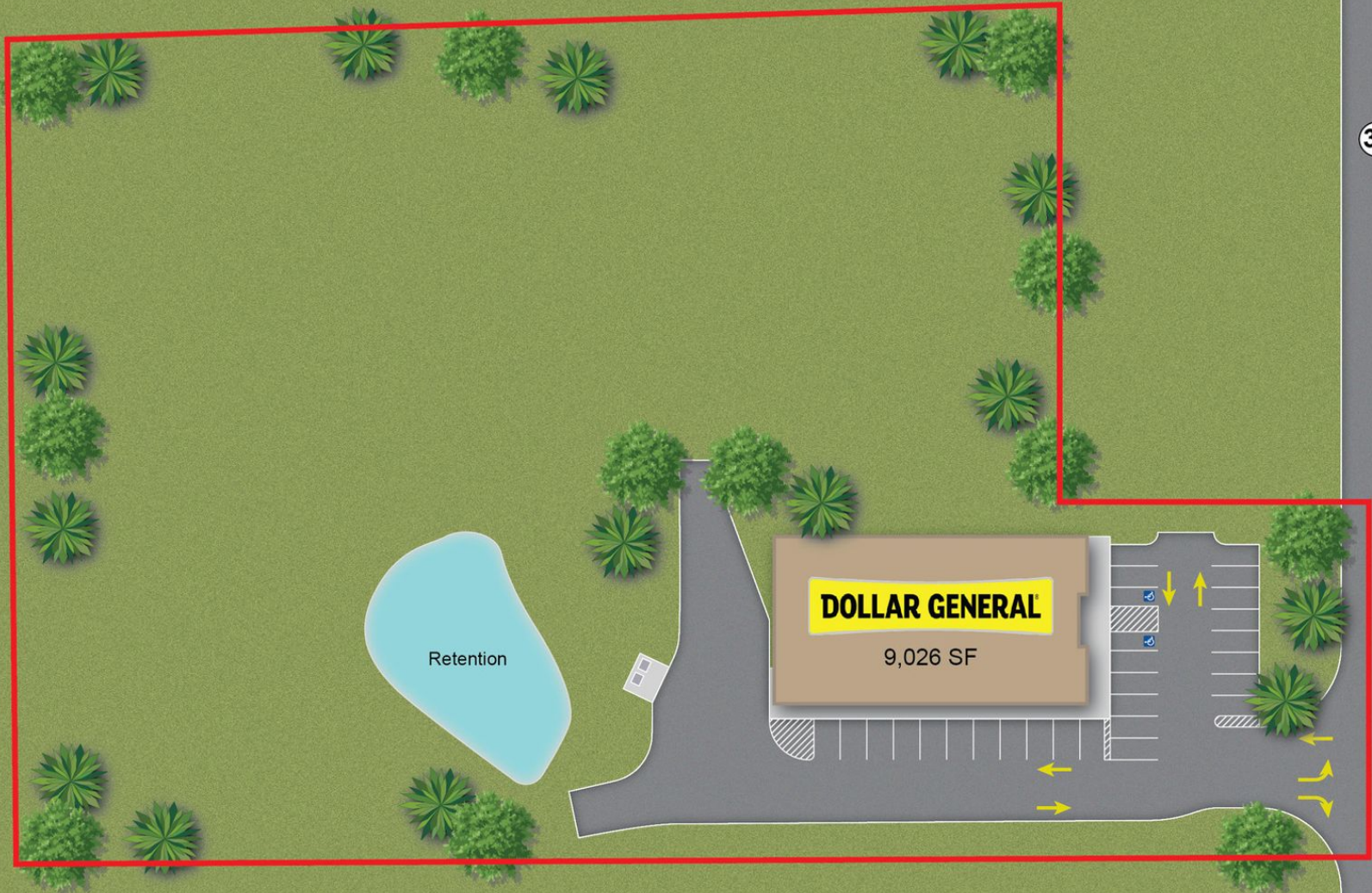
15,000 STORES ACROSS 44 STATES

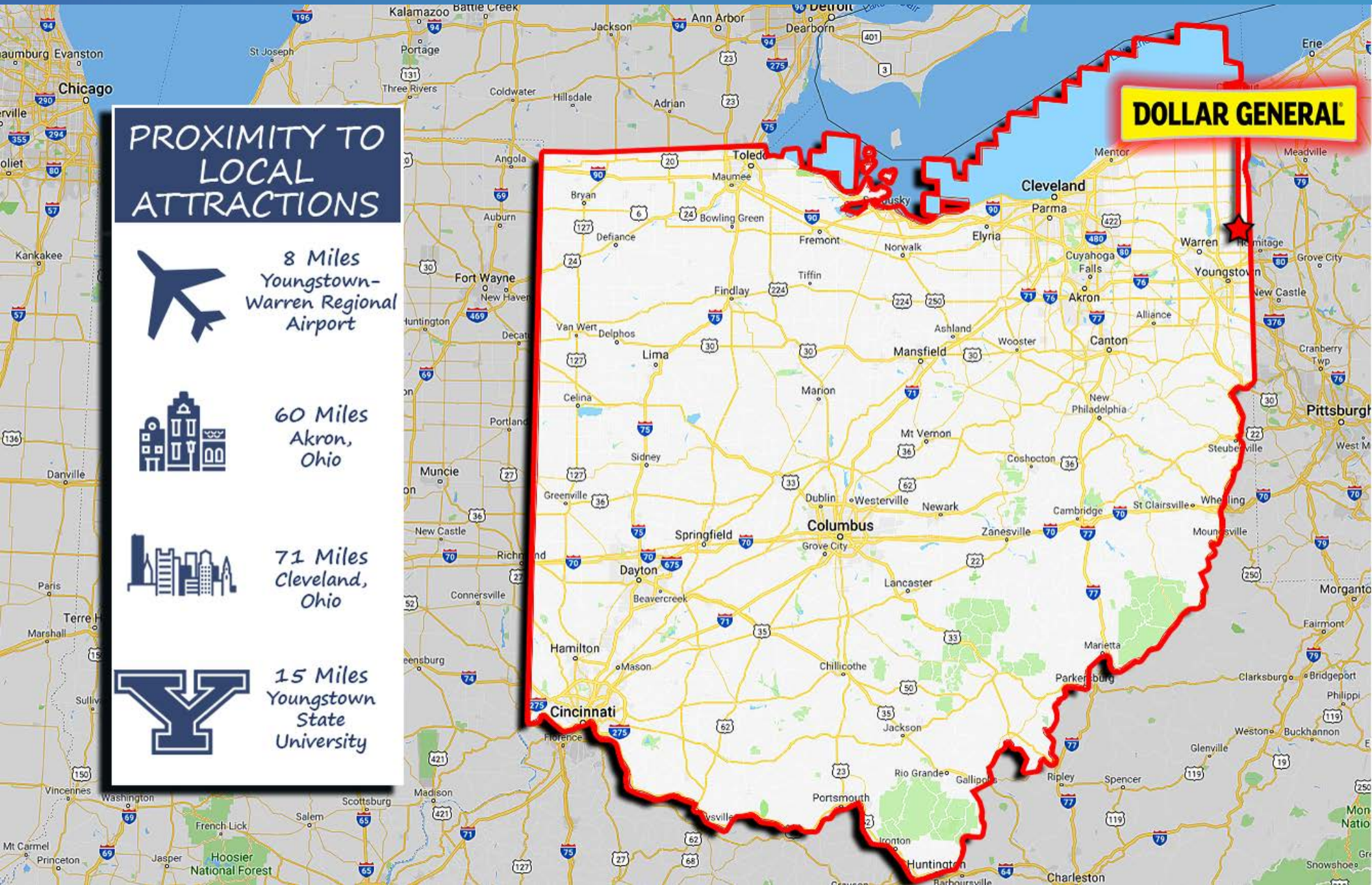
DOLLAR GENERAL

7159 OH-305, BURGHILL, OH 44404

FORTIS NET LEASE™





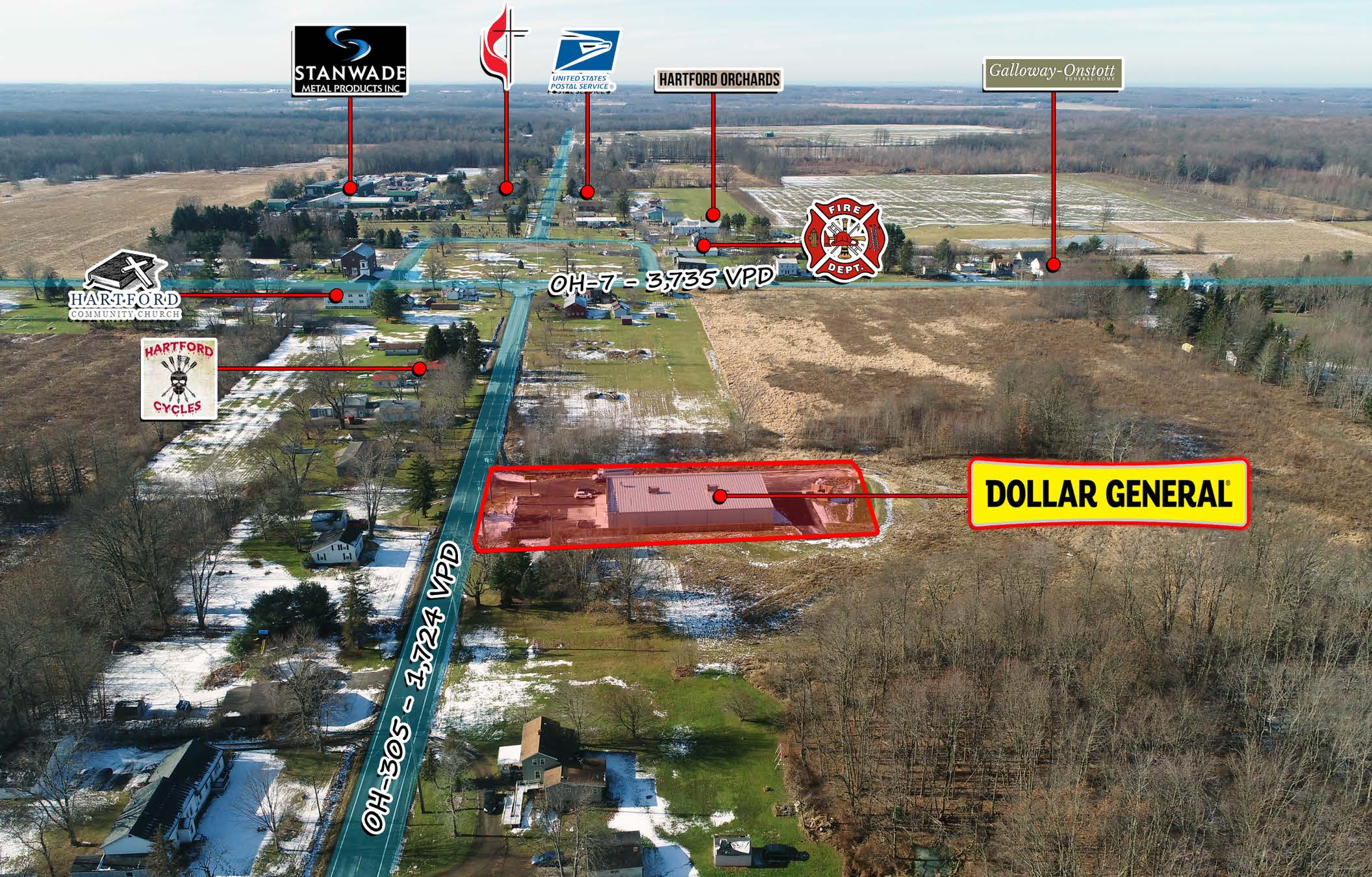




DOLLAR GENERAL

7159 OH-305, BURGHILL, OH 44404 







POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	1,912	6,932	85,729
Average Age	44.7	44.7	43.7
# Of Persons Per HH	2.5	2.5	2.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	732	2,751	35,946
Average HH Income	\$82,094	\$73,079	\$66,378
Median House Value	\$155,689	\$142,850	\$123,679
Consumer Spending (Thousands)	\$20,721	\$72,716	\$843,789

Burghill is an unincorporated community in southern Vernon Township, Trumbull County, Ohio (County Courthouse pictures above). It lies along State Route 7 north of Hubbard. The community is part of the Youngstown–Warren–Boardman, OH-PA Metropolitan Statistical Area. The community was so named on account of its lofty elevation. The area is very rural. There is a lot of space to breath. On average, the public school district that covers Burghill is better than the state average in quality. This area also has a strong commuter interchange with Cleveland and Pittsburgh and their metropolitan areas.

Much of the township is owned by either the State of Ohio in locally well-known game lands, or the U.S. Army Corps of Engineers as the waterways (Mill Creek) that run through the township feed the Shenango River that eventually enters the Shenango River Lake.

There are no municipal corporations located within Vernon Township. However, the small area of Burghill is located in the southernmost part of the township. Notable locations in Vernon Township include the Storeyland Christmas Tree Farm, a family-owned farm that draws customers during the holiday season from all points of the area; and Camp Sugarbush, a Girl Scout camp that once was the site of a Girl Scout Jamboree.





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:

BRYAN BENDER

BENJAMIN SCHULTZ

MANAGING DIRECTOR

SENIOR DIRECTOR

D: 248.419.3810

D: 248.254.3409

BBENDER@FORTISNETLEASE.COM

BSCHULTZ@FORTISNETLEASE.COM