



DOLLAR GENERAL | ABS. NNN LEASE

16975 HIGHWAY 67, NEELYVILLE, MO 63954

ACTUAL STORE

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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.

EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

ADAM BLUE

AREA REAL ESTATE ADVISORS

MO #2002027677

INVESTMENT SUMMARY

List Price:	\$1,080,043
Current NOI:	\$75,603.00
Initial Cap Rate:	7.0%
Land Acreage:	+/- 3.79
Year Built	2017
Building Size:	9,026 SF
Price PSF:	\$119.66
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.0%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,026 SF. Dollar General store located in Neelyville, Missouri. The property is encumbered with an 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 store is currently open with rent having commenced in March 2017.

This Dollar General is highly visible as it is strategically positioned on Highway 67 which sees 4,953 cars per day. The ten mile population from the site is 5,676 while the three mile average household income is \$36,884 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 7.0% cap rate based on NOI of \$75,603.00.



PRICE \$1,080,043



CAP RATE 7.0%



LEASE TYPE Absolute NNN



TERM REMAINING 12.5 Years

INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease | Zero Landlord Responsibilities**
- Five (5 Year) Options | 10% Rental Increase At Each Option
- **Concrete Parking Lot**
- Three Mile Household Income \$36,884
- Ten Mile Population 5,676
- **4,953 Cars Per Day on Highway 67**
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 31 Consecutive Quarter of Same Store Sales Growth
- **Only Dollar Store Within 7 Miles**
- **Less Than 1 Mile From Both Neelyville Elementary and High School (435+ Students)**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$75,603	\$8.38
Gross Income	\$75,603	\$8.38
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$75,603	\$8.38

PROPERTY SUMMARY

Year Built:	2017
Lot Size:	+/- 3.79 Acres
Building Size:	9,026 SF
Traffic Count:	4,953
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$75,603
Rent PSF:	\$8.38
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	3/1/2017
Lease Expiration Date:	2/29/2032
Lease Term Remaining:	12.5 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

DOLLAR GENERAL



GROSS SALES:
\$26.48 BIL



STORE COUNT:
15,000+

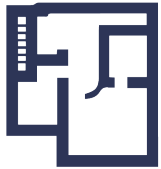


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,026	3/1/2017	2/29/2032	\$75,603	100.0	\$8.38
			Option 1	\$83,163		\$9.21
			Option 2	\$91,479		\$10.13
			Option 3	\$100,627		\$11.15
			Option 4	\$110,690		\$12.26
			Option 5	\$121,759		\$13.49
Totals/Averages	9,026			\$75,603		\$8.38



TOTAL SF
9,026



TOTAL ANNUAL RENT
\$75,603



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$8.38



NUMBER OF TENANTS
1



DOLLAR GENERAL

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 FORTIS NET LEASE™



4.0% INCREASE
SAME STORE SALES Q2



\$26.48 BIL
IN SALES



975 STORES
OPENING IN 2019

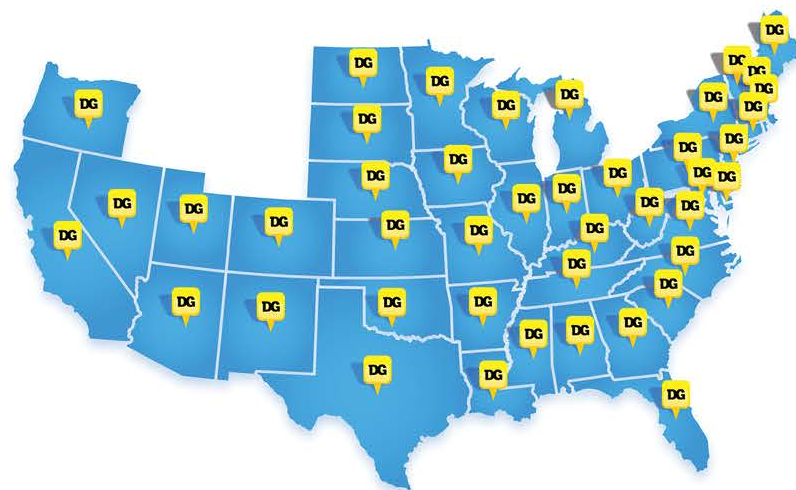


80 YEARS
IN BUSINESS



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

DOLLAR GENERAL

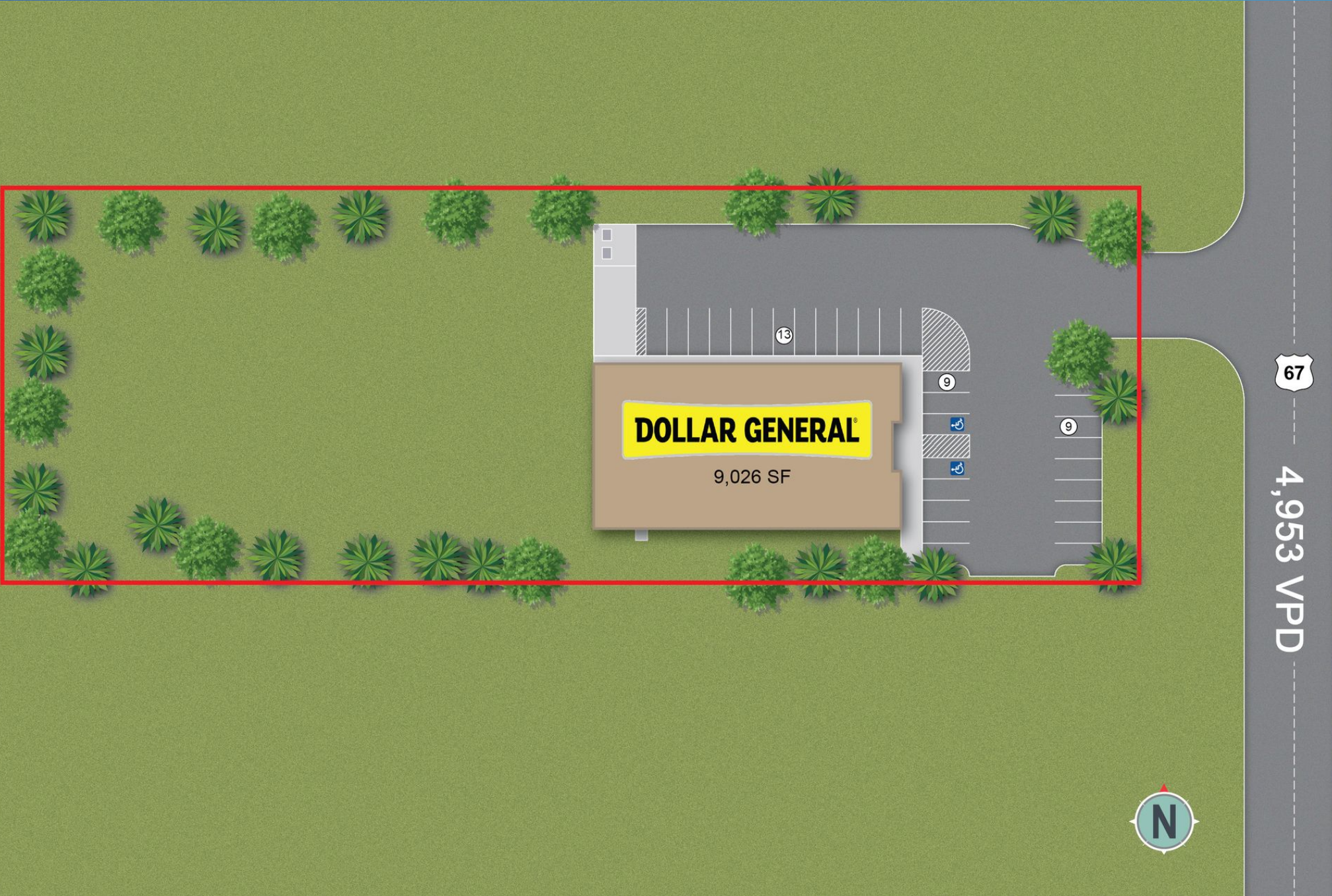
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DOLLAR GENERAL

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PROXIMITY TO LOCAL ATTRACTIONS



61 Miles
Jonesboro
Municipal
Airport



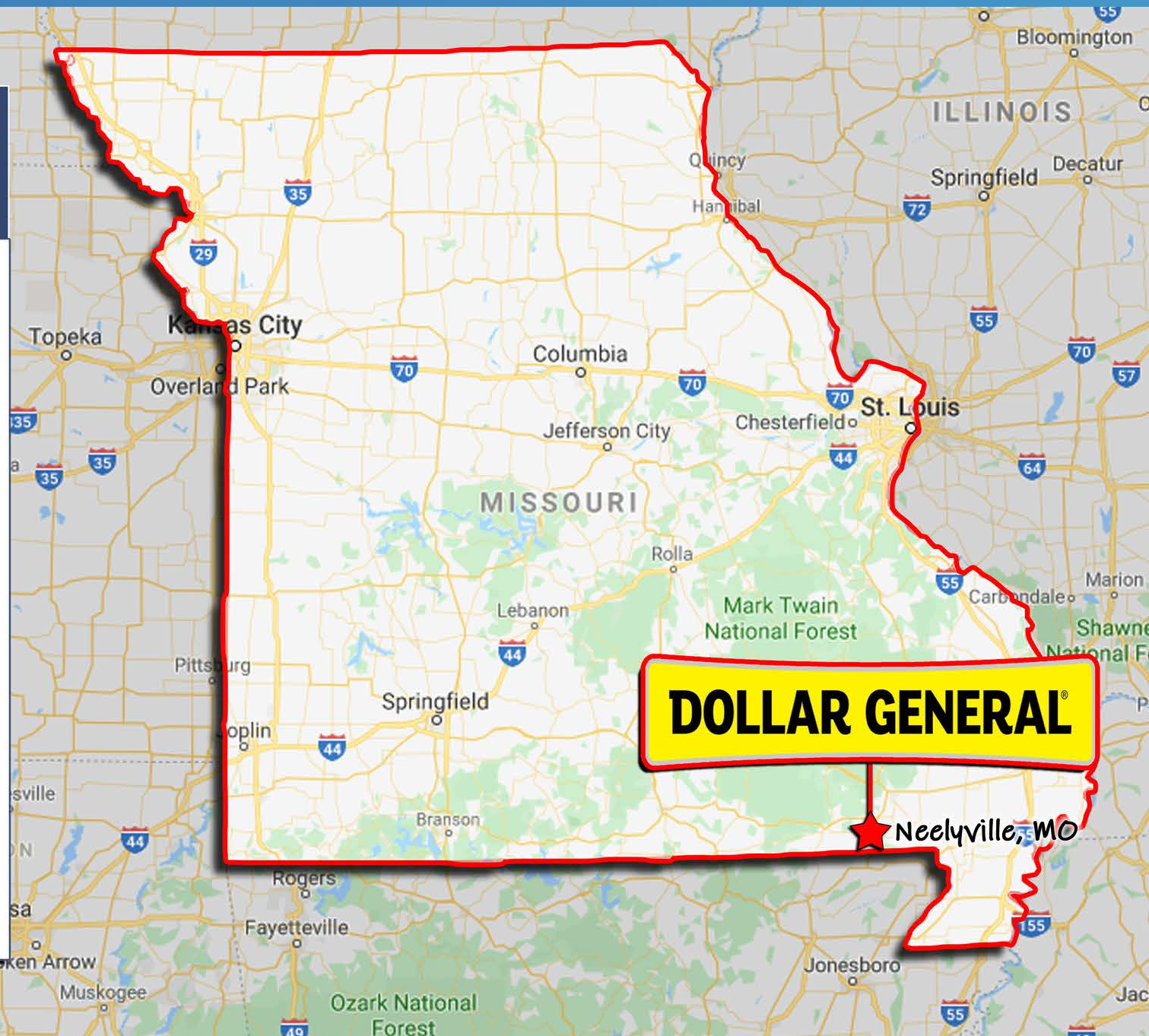
165 Miles
St. Louis,
MO



124 Miles
Memphis,
TN



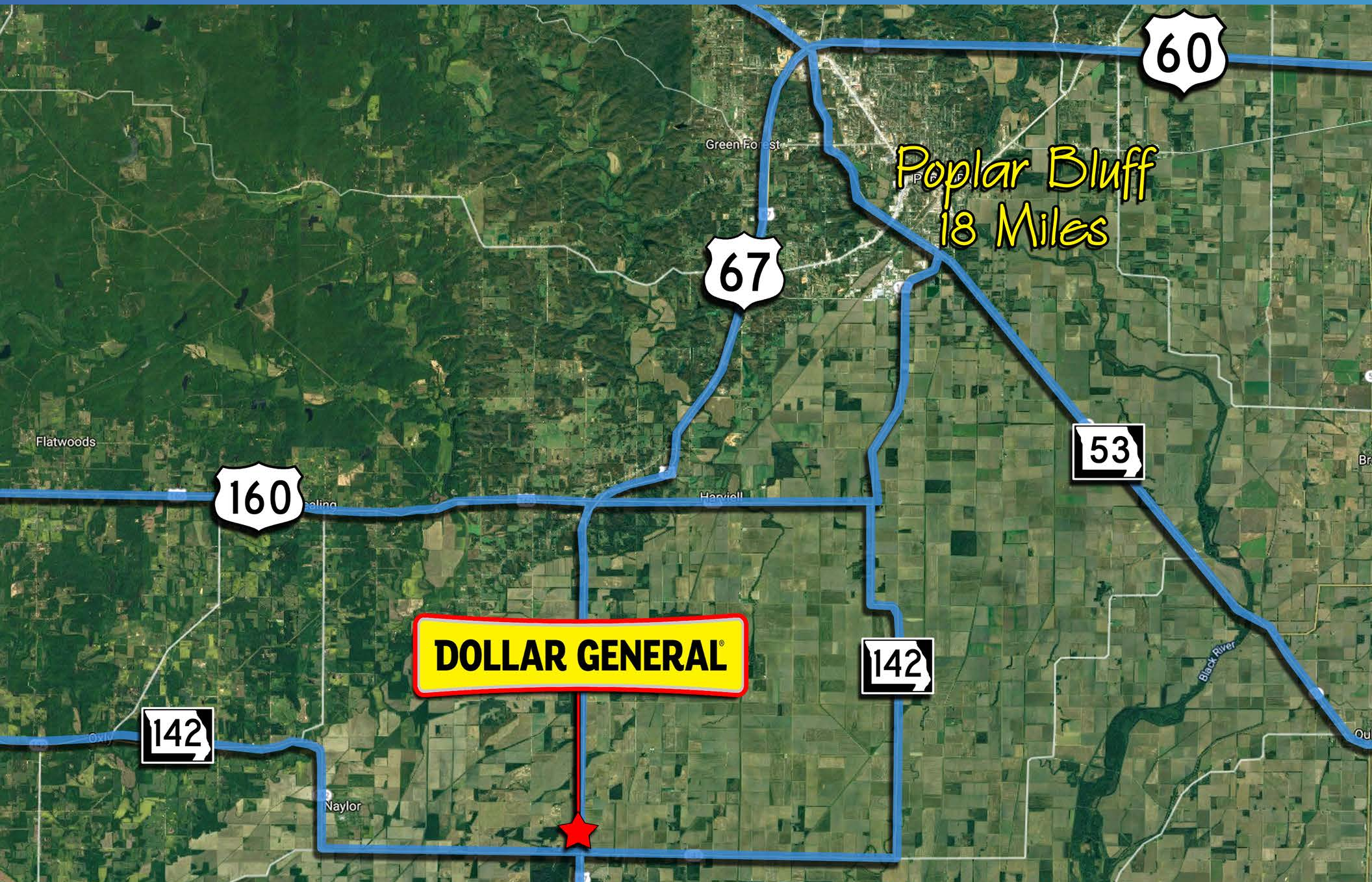
17 Miles
Hydro
Adventures



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Neelyville is a town in Butler County in Southeast Missouri. Neelyville is included within the Poplar Bluff Micropolitan Statistical Area. Neelyville was laid out in 1870. It was situated along the St. Louis, Iron Mountain and Southern Railway. The community was named after Obadiah Neely, an early citizen. A post office called Neelyville has been in operation since 1873.

Butler County is a county located in the southeast Ozark Foothills Region (County Courthouse pictured above). The county was officially organized from Wayne County on February 27, 1849, and is named after former U.S. Representative William O. Butler (D-Kentucky), who was also an unsuccessful candidate for Vice President of the United States. The first meeting in the Butler County Courthouse was held on June 18, 1849.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	869	1,771	5,676
Average Age	39.4	40.4	41.0
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	343	719	2,282
Average HH Income	\$36,884	\$37,834	\$42,183
Median House Value	\$64,245	\$63,357	\$75,151
Consumer Spending (Thousands)	\$6,470	\$13,757	\$46,905





DOLLAR GENERAL

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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