

DOLLAR GENERAL

RECENTLY EXTENDED NN LEASE



685 US HIGHWAY 61, NEW MADRID, MO 63869

ACTUAL STORE

 **FORTIS NET LEASE**
INVESTMENT REAL ESTATE SERVICES

BRYAN BENDER
BBENDER@FORTISNETLEASE.COM
248.419.3810

BEN SCHULTZ
BSCHULTZ@FORTISNETLEASE.COM
248.254.3409

| TABLE OF CONTENTS |



INVESTMENT OFFERING



PROPERTY & LEASE



DOLLAR GENERAL



LOCATION



AREA & DEMOGRAPHICS



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.

PRICE	\$775,000
CAP RATE	8.38%
CURRENT NOI	\$65,000.04
LEASE TYPE:	NN
RESPONSIBILITIES:	ROOF, STRUCTURE, LOT
TENANT:	DOLLAR GENERAL
GUARANTEE:	CORPORATE
STRENGTH:	S&P: BBB
SQUARE FEET:	9,014



Actual Store

Fortis Net Lease is pleased to present this 9,014 SF Dollar General store located in New Madrid, MO. The property is encumbered with a NN Lease, leaving limited landlord responsibilities. The store is classified as a relocation store, proving the success of the market. The lease term is through 11/30/2024 and contains a rent increase on 12/1/2019. There are Three (5) Yr. Options to renew, each with a 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.

This Dollar General is highly visible as it is located on US Highway 62, an arterial thoroughfare within New Madrid. The five mile population from the site exceeds 4,500, while the one mile median household income exceeds \$39K 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 8.38% cap rate based on an NOI of \$65,000.04.

- NN Lease | Recently Extended
- Limited Landlord Responsibilities
- Lease Through 12/24 | 3 (5 Year) Options
- Five Mile Population Exceeds 4,500
- Relocation Store | Rent Increase 12/19
- One Mile Household Income \$39,012
- Only Investment Grade Dollar Store



YEAR BUILT	2005
STORE STYLE	PROTOTYPE
ACREAGE	+/- 1.00ACRES
SQUARE FEET	9,014
FOUNDATION	CONCRETE BLOCK
ROOF	STANDING SEAM ROOF
HVAC	GROUND MOUNTED
PARKING	CONCRETE
ZONING	COMMERCIAL
STORE STATUS	RELOCATION
OWNERSHIP TYPE	FEE SIMPLE

TENANT	DOLGENCORP, LLC
GUARANTOR	DOLLAR GENERAL CORPORATION
TRADE NAME	DOLLAR GENERAL
STOCK SYMBOL	DG (NYSE)
ADDRESS	685 US HIGHWAY 62, NEW MARDID, MO
LEASE TYPE	NN
PRIMARY TERM	TEN (10) YEARS
RENT INCREASE	12/1/2019
RENT END	11/30/2024
ANNUAL RENT	\$65,000.04
RENT INCREASES	AT OPTIONS
OPTION PERIODS	THREE (3) FIVE (5) YEAR OPTIONS
WEBSITE	WWW.DOLLARGENERAL.COM

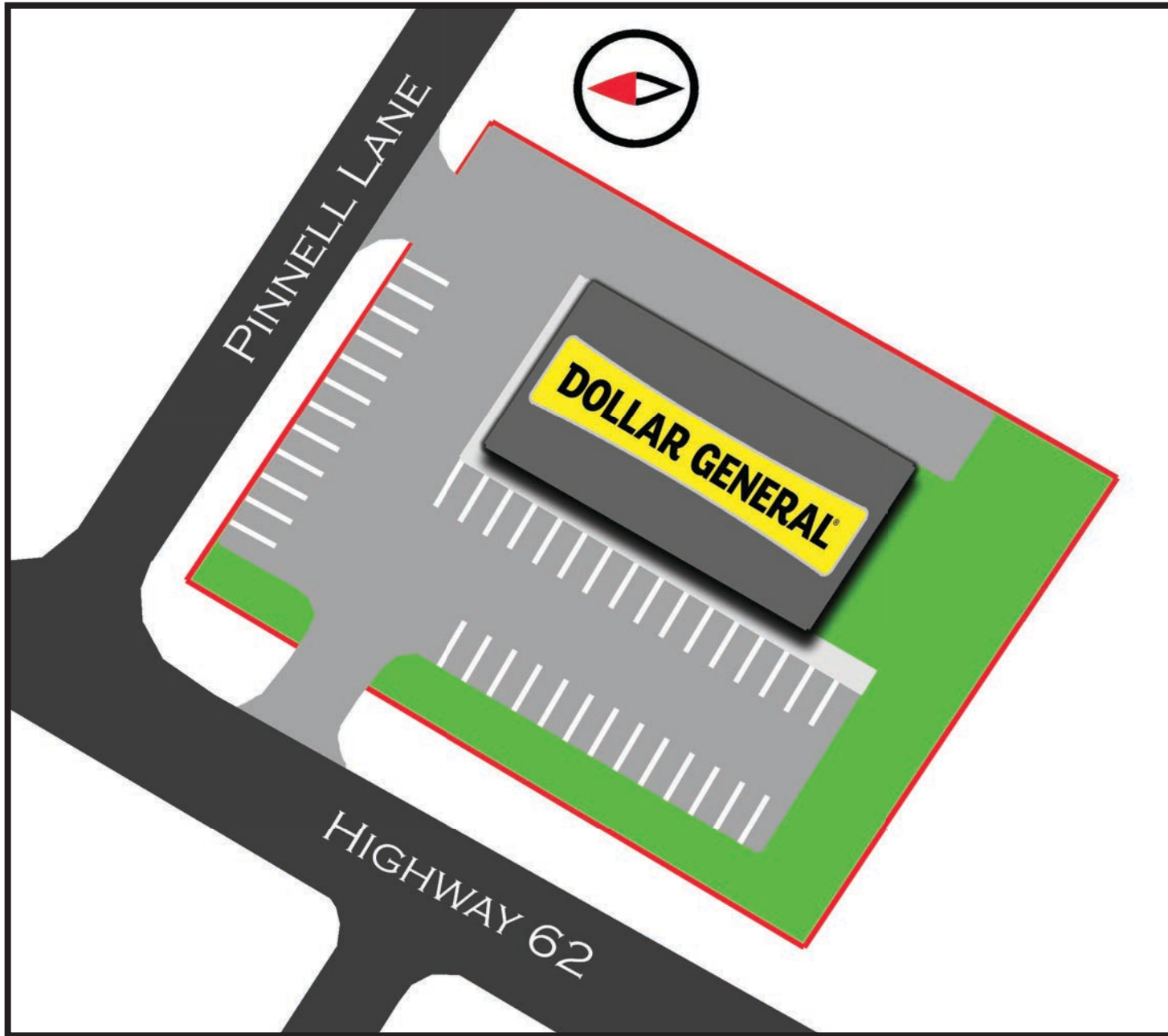


Actual Store

RENT SCHEDULE

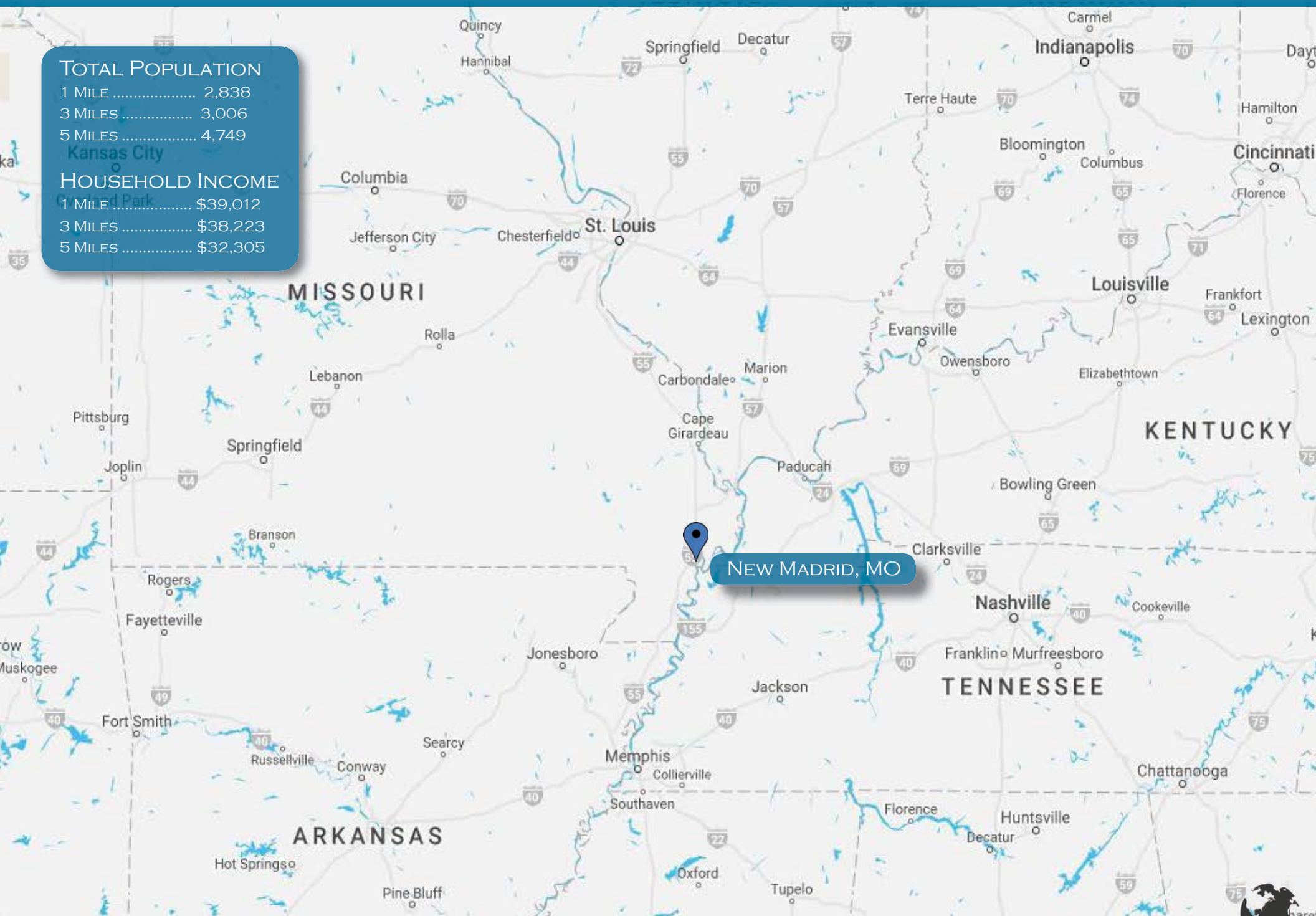
LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
CURRENT - 12/19	\$65,000.04	\$5,416.67	-	8.38%
12/19 - 11/24	\$67,800.00	\$5,650.00	4%	8.75%
OPTION 1	\$71,499.96	\$5,958.33	5%	9.22%
OPTION 2	\$78,649.68	\$6,554.14	7.5%	10.14%
OPTION 3	\$84,600.00	\$7,050.00	10%	10.91%





TOTAL POPULATION
 1 MILE 2,838
 3 MILES 3,006
 5 MILES 4,749

HOUSEHOLD INCOME
 1 MILE \$39,012
 3 MILES \$38,223
 5 MILES \$32,305



NEW MADRID, MO





New Madrid, MO

New Madrid is a city in New Madrid County, Missouri. Located on the Kentucky Bend of the Mississippi River, it is 42 miles south by west of Cairo, Illinois, and north of an exclave of Fulton County, Kentucky, across the river.

New Madrid was founded in about 1778 by Spanish Governor Bernardo de Gálvez, who controlled Spanish Louisiana (the land west of the Mississippi River). He welcomed settlers from the United States, but required them to become citizens of Spain. In addition, they had to agree to live under the guidance of his appointed empresario, Colonel William Morgan, a Revolutionary War veteran from New Jersey. Morgan recruited a number of American families to settle at New Madrid, attracting some 2,000 people to the region. In 1800, Spain traded the territory to France in the Third Treaty of San Ildefonso. France promptly sold it to the United States in 1803 as part of the Louisiana Purchase.

The town is on the north side of the Kentucky Bend in the Mississippi River, which is also known as "New Madrid Bend" or "Madrid Bend." The river curves in an oxbow around an exclave of Fulton County, Kentucky. Scientists expect the river eventually to cut across the neck of the peninsula and make a more direct channel.

The city is remembered as being near the Mississippi River Battle of Island Number Ten, during the Civil War.



	POPULATION	1 MILE	3 MILE	5 MILE
2016 TOTAL POPULATION		2,838	3,006	4,749
TOTAL BUSINESSES		204	222	266
AVERAGE AGE		40.10	40.00	39.80
HOUSEHOLDS				
2016 TOTAL HOUSEHOLDS		1,182	1,253	1,947
HOUSHOLD INCOME		\$39,012	\$38,223	\$32,305
AVERAGE HH VEHICLES		2.00	2.00	2.00
AVERAGE HH SIZE		2.30	2.30	2.40
HOUSING				
MEDIAN HOME VALUE		\$108,566	\$109,142	\$82,019

