

NEW DOLLAR GENERAL

15 YEAR ABSOLUTE NNN LEASE



89 E. MAIN ST, LUCAS, OH 44843

REPRESENTATIVE STORE



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

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INVESTMENT OFFERING



PROPERTY & LEASE



DOLLAR GENERAL



LOCATION



AREA & DEMOGRAPHICS



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PRICE	\$1,275,818
CAP RATE	6.60%
CURRENT NOI	\$84,204
LEASE TYPE:	15 YEAR ABS. NNN
RESPONSIBILITIES:	NONE
TENANT:	DOLLAR GENERAL
GUARANTEE:	CORPORATE
STRENGTH:	S&P: BBB
SQUARE FEET:	9,100



Representative Store

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Lucas, OH. 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 rent commenced on 6/26/2016.

This Dollar General is highly visible and it is strategically positioned on Main St in Lucas. The ten mile population from the site exceeds 97,000 while the three mile median household income exceeds \$52,000 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 6.60% cap rate based on NOI of \$84,204.

- ▣ Brand New Absolute NNN Lease
- ▣ Zero Landlord Responsibilities
- ▣ 15 Year Term | Four (5 Year) Options
- ▣ Three Mile Household Income \$52,097
- ▣ Ten Mile Population Exceeds 97,411
- ▣ 14 Years Left on Term
- ▣ Only Investment Grade Dollar Store



YEAR BUILT	2016
STORE STYLE	PROTOTYPE
ACREAGE	+/- 1.00 ACRES
SQUARE FEET	9,100
FOUNDATION	CONCRETE BLOCK
ROOF	STANDING SEAM ROOF
HVAC	ROOF MOUNTED
PARKING	ASPHALT
ZONING	COMMERCIAL
STORE STATUS	NEW LOCATION
OWNERSHIP TYPE	FEE SIMPLE

TENANT	DOLGENCORP, LLC
GUARANTOR	DOLLAR GENERAL CORPORATION
TRADE NAME	DOLLAR GENERAL
STOCK SYMBOL	DG (NYSE)
ADDRESS	89 E. MAIN ST, LUCAS, OH 44843
LEASE TYPE	ABSOLUTE NNN
PRIMARY TERM	FIFTEEN (15) YEARS
RENT START	6/26/2016
RENT END	6/30/2031
ANNUAL RENT	\$84,204
RENT INCREASES	10% AT OPTIONS
OPTION PERIODS	FOUR (4) FIVE (5) YEAR OPTIONS
WEBSITE	WWW.DOLLARGENERAL.COM



Representative Store

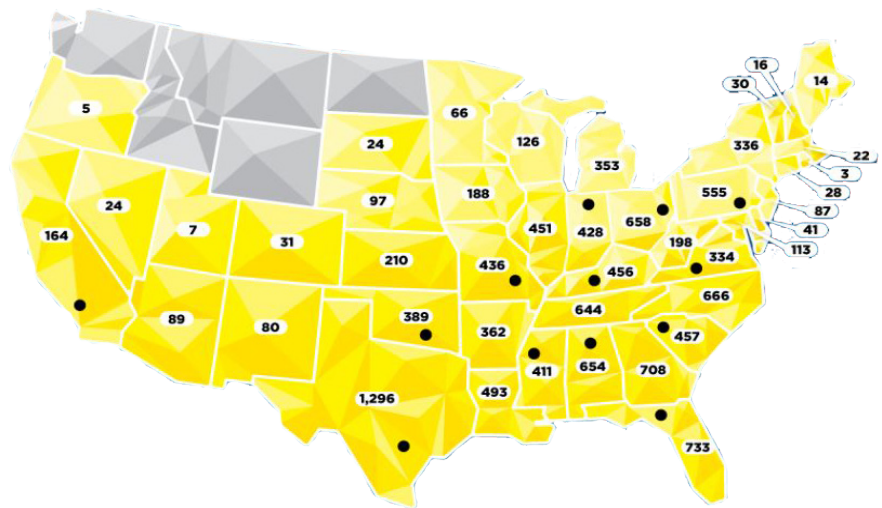
RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-15	\$84,204.00	\$7,017.00	-	6.60%
16-20 (OPTION 1)	\$92,624.40	\$7,718.70	10%	7.25%
21-25 (OPTION 2)	\$101,886.84	\$8,490.57	10%	7.98%
26-30 (OPTION 3)	\$112,075.56	\$9,339.63	10%	8.78%



Dollar General is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. As of January 29, 2016, there are more than 12,500 stores with more than 114,000 employees, located across 43 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 650 stores in 2013. 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.

The company launched a successful IPO in 2009 (NYSE: DG). In March, 2014 Dollar General reported records sales, operating profit and net income. For the first quarter 2015 same store sales increased 3.7%, Net Sales increased 8.8% to \$4.92 Billion. Over \$600 million of capital was returned to shareholders through shares repurchased and dividends paid in the quarter. Gross profit as a percentage of sales was 30.6% in the 2016 first quarter. This was an increase from 30.5% from 2015 first quarter. In May 2016, Dollar General reported first quarter net income was \$295 million, which is a diluted earning per share of \$1.03, a 23% increase. Dollar General is ranked #139 on the Fortune 500, a 20 spot jump from the previous year ranking.



"Investment Grade" S&P Rating of BBB



\$20.4 Billion in Sales in Fiscal 2016



4th Quarter 2016 Net Sales Increased 5%



Same-Store Sales Increased 2.20%



Gross Profit Rate was 30.6% in Q1 2016

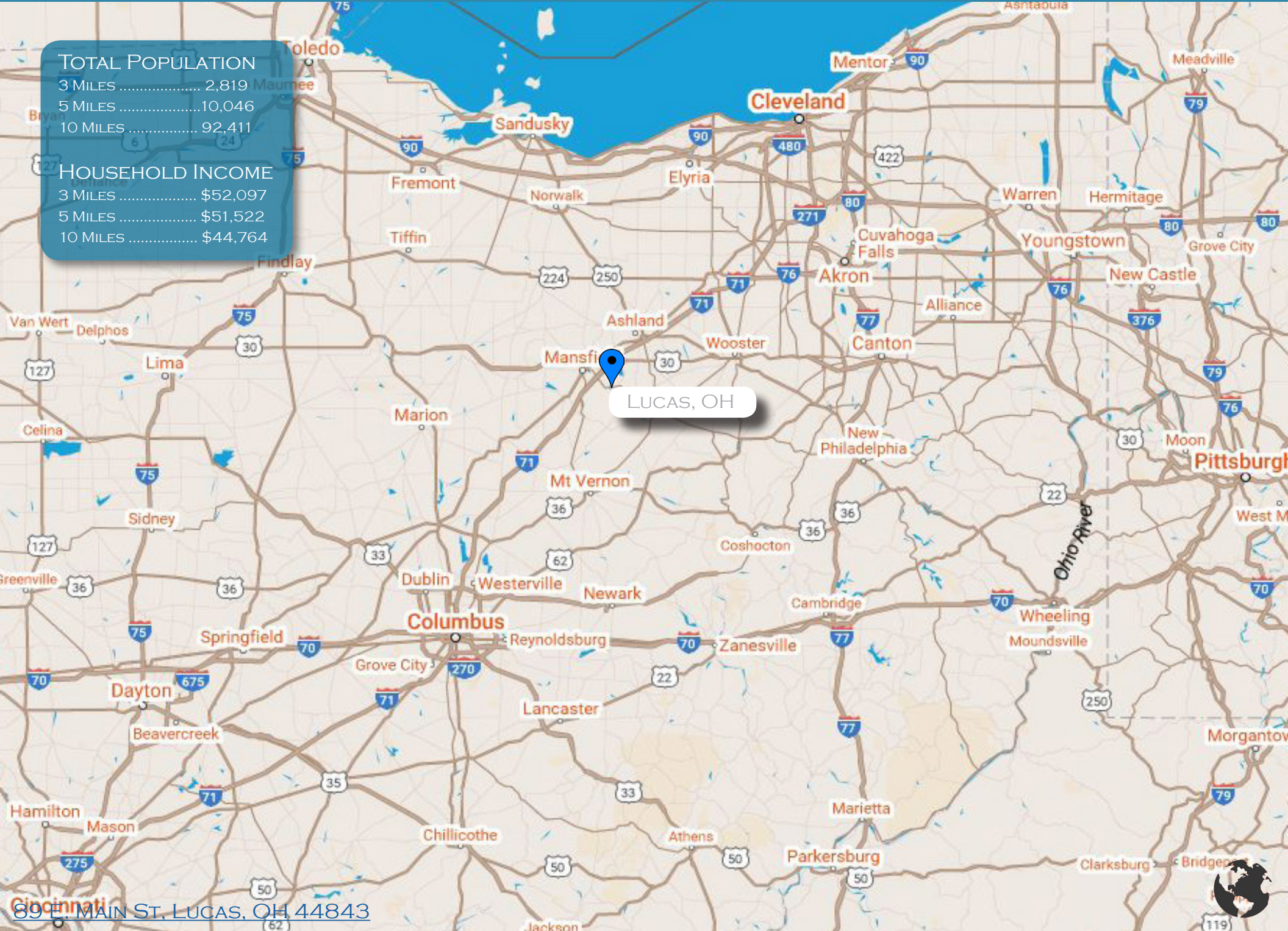


Ranked #139 on Fortune 500



TOTAL POPULATION
 3 MILES 2,819
 5 MILES 10,046
 10 MILES 92,411

HOUSEHOLD INCOME
 3 MILES \$52,097
 5 MILES \$51,522
 10 MILES \$44,764







DOLLAR GENERAL

LCC
LUCAS
COMMUNITY
CENTER



U-HAUL



usbank



Lucas, OH

The Village of Lucas is a community that is nestled into the rolling hills of Richland County. Lucas is part of the Mansfield, Ohio Metropolitan Statistical Area. Surrounded by farming and agriculture, the area boasts plenty to do with several lakes and reservoirs for fishing, camping and water sports as well as Mohican Forest for hiking and site seeing. In winter months residents can be found on the slopes of two area ski resorts for skiing, boarding, and tubing.

The Village of Lucas currently has 49 business accounts serving the community ranging from financial institutions, service stations, hair salons, automotive repair, food catering and eateries to a local pub. Most business's are locally owned, operated and tailored to the community needs in a rural setting.

Nestled in the hills of Pleasant Valley, just southeast of Lucas, is Malabar Farms State Park. The farm was built in 1939 by Pulitzer Prize-winning author Louis Bromfield who was also known for his innovative contour farming ideas. Events include the Maple Sugaring Festival, Heritage Days, and Wagon Tours. Malabar is known for hosting the wedding of Humphrey Bogart and Lauren Bacall in 1945. Neighboring Malabar Farm Inn, a historic Stagecoach Inn, was built in 1820 and has been restored as a restaurant, offering fine French cuisine and home-cooked dining.

There are over 283 businesses within five miles of the site, with three top industries being Construction, Retail, and Healthcare. Residents living within a five mile radius are expected to spend over \$96 Million on consumer products in the calendar year of 2017. Given that this Dollar General has very little competition, the site is expected to continue to be a very profitable location for Dollar General.



POPULATION	3 MILE	5 MILE	10 MILE
2017 TOTAL POPULATION	2,819	10,046	92,411
TOTAL BUSINESSES	36	87	378
AVERAGE AGE	42.20	41.90	41.40
HOUSEHOLDS			
2017 TOTAL HOUSEHOLDS	1,076	4,012	37,076
HOUSHOLD INCOME	\$52,097	\$51,522	\$44,764
AVERAGE HH VEHICLES	2.00	2.00	2.00
AVERAGE HH SIZE	2.60	2.50	2.30
HOUSING			
MEDIAN HOME VALUE	\$132,541	\$121,837	\$101,049

