



ACTUAL STORE

DOLLAR GENERAL | ABS. NNN LEASE

48 FIRST STREET, GRAMPIAN, PA 16838

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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:

JASON WOLF

WOLF COMMERCIAL REAL ESTATE

PA #RM422074

INVESTMENT SUMMARY

List Price:	\$1,481,111
Current NOI:	\$99,975.00
Initial Cap Rate:	6.75%
Land Acreage:	+/- 1.0
Year Built	2018
Building Size:	9,100 SF
Price PSF:	\$162.76
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.75%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF. Dollar General store located in Grampian, Pennsylvania. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 2 (5) Yr. Options and 1 (4) Yr. and (11) Month Option 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 on June 13, 2018.

This Dollar General is highly visible as it is strategically positioned on First Street which sees 3,181 cars per day. The ten mile population from the site is 19,089 while the three mile average household income is \$61,847 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 6.75% cap rate based on NOI of \$99,975.



PRICE \$1,481,111



CAP RATE 6.75%



LEASE TYPE Absolute NNN



TERM REMAINING 13.5 Years

INVESTMENT HIGHLIGHTS

- **Absolute NNN 15 Year Lease | Zero Landlord Responsibilities**
- 2 (5 Year) & 1 (4 Yr 11 Month) Options | 10% Rental Increase At Each
- Three Mile Household Income \$61,847
- Ten Mile Population 19,089
- **3,181 Cars Per Day on First Street**
- Investment Grade Dollar Store with "BBB" Credit Rating
- Dollar General Reported 31 Consecutive Quarter of Same Store Sales Growth
- **No Competition Within 5 Miles**
- **Surrounded by Residential**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$99,975	\$10.99
Gross Income	\$99,975	\$10.99
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$99,975	\$10.99

PROPERTY SUMMARY

Year Built:	2018
Lot Size:	+/- 1.0 Acres
Building Size:	9,100 SF
Traffic Count:	3,181
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:	\$99,975
Rent PSF:	\$10.99
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	6/13/2018
Lease Expiration Date:	6/30/2033
Lease Term Remaining:	13.5 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Two (5 Year) & 1 (4 Year, 11 Months)
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	9,100	6/13/2018	6/30,2033	\$99,975	100.0	\$10.99
			Option 1	\$109,972		\$12.08
			Option 2	\$120,969		\$13.29
			Option 3	\$133,066		\$14.62
Totals/Averages	9,100			\$99,975		\$10.99



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$99,975



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.99



NUMBER OF TENANTS
1



DOLLAR GENERAL

48 FIRST STREET, GRAMPIAN, PA 16838 



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

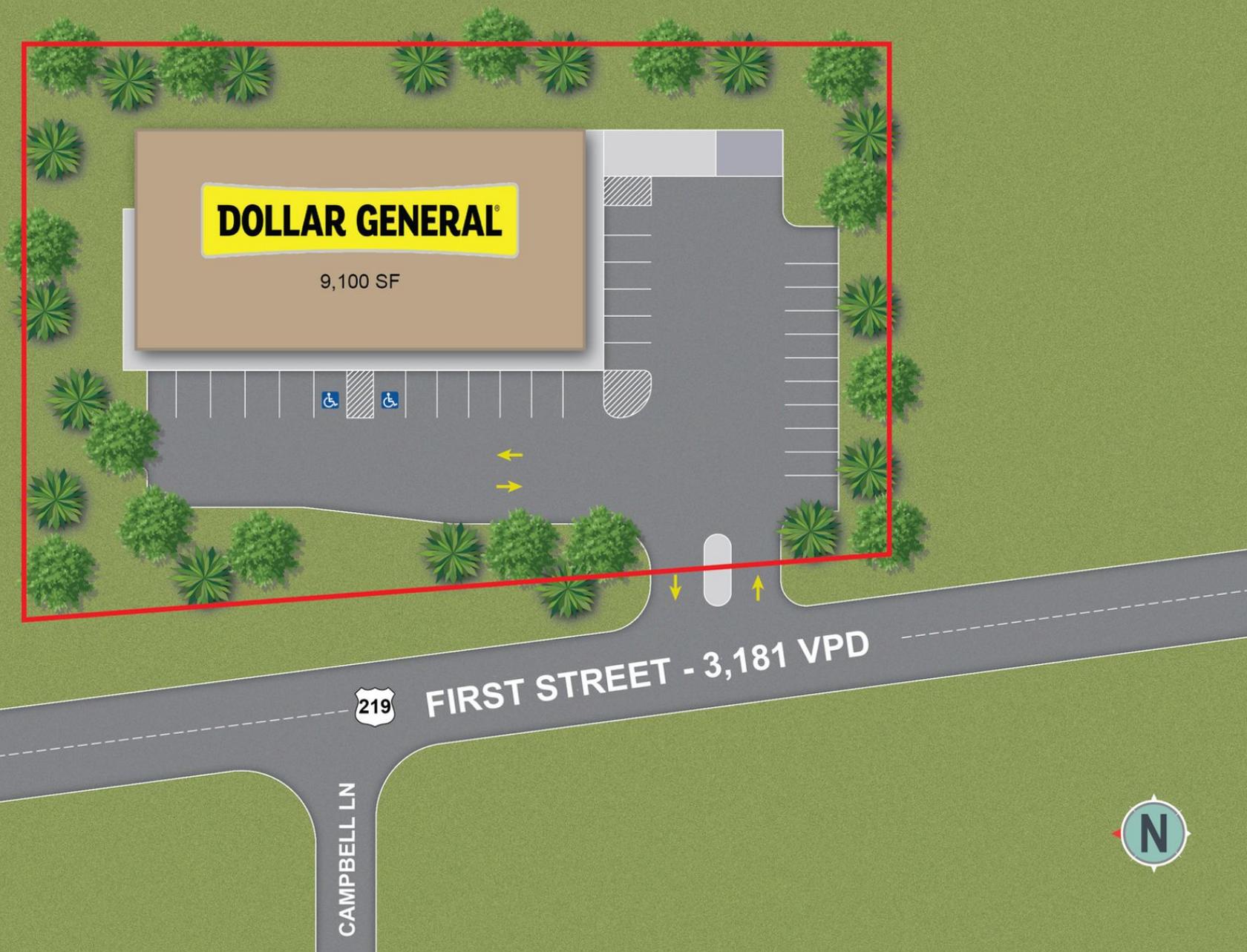
DOLLAR GENERAL

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 FORTIS NET LEASE™





PROXIMITY TO LOCAL ATTRACTIONS



26 Miles
DuBois
Regional
Airport



104 Miles
Downtown
Pittsburg, PA



241 Miles
Philadelphia,
PA



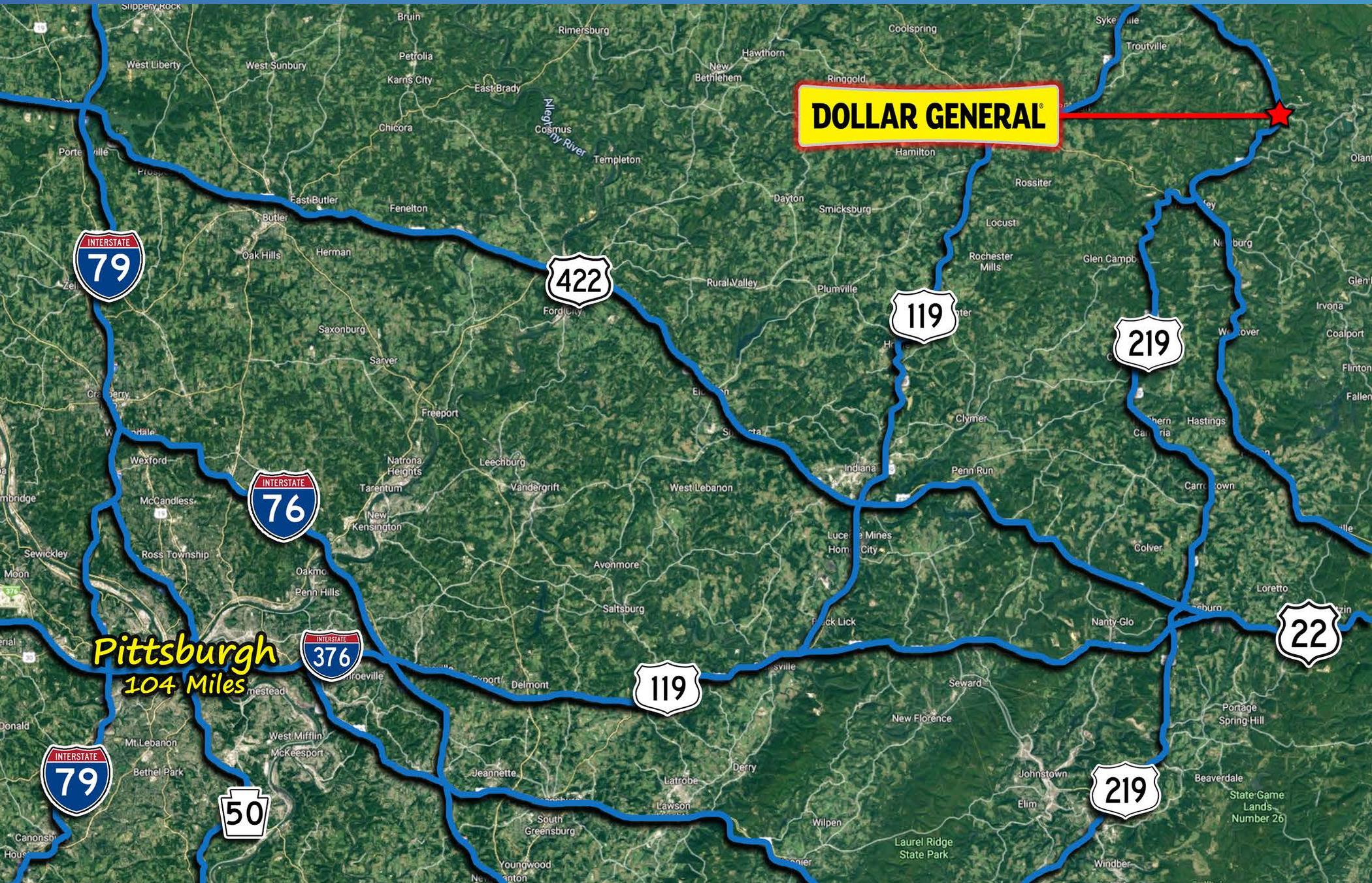
44 Miles
Mount
Aloysius
College

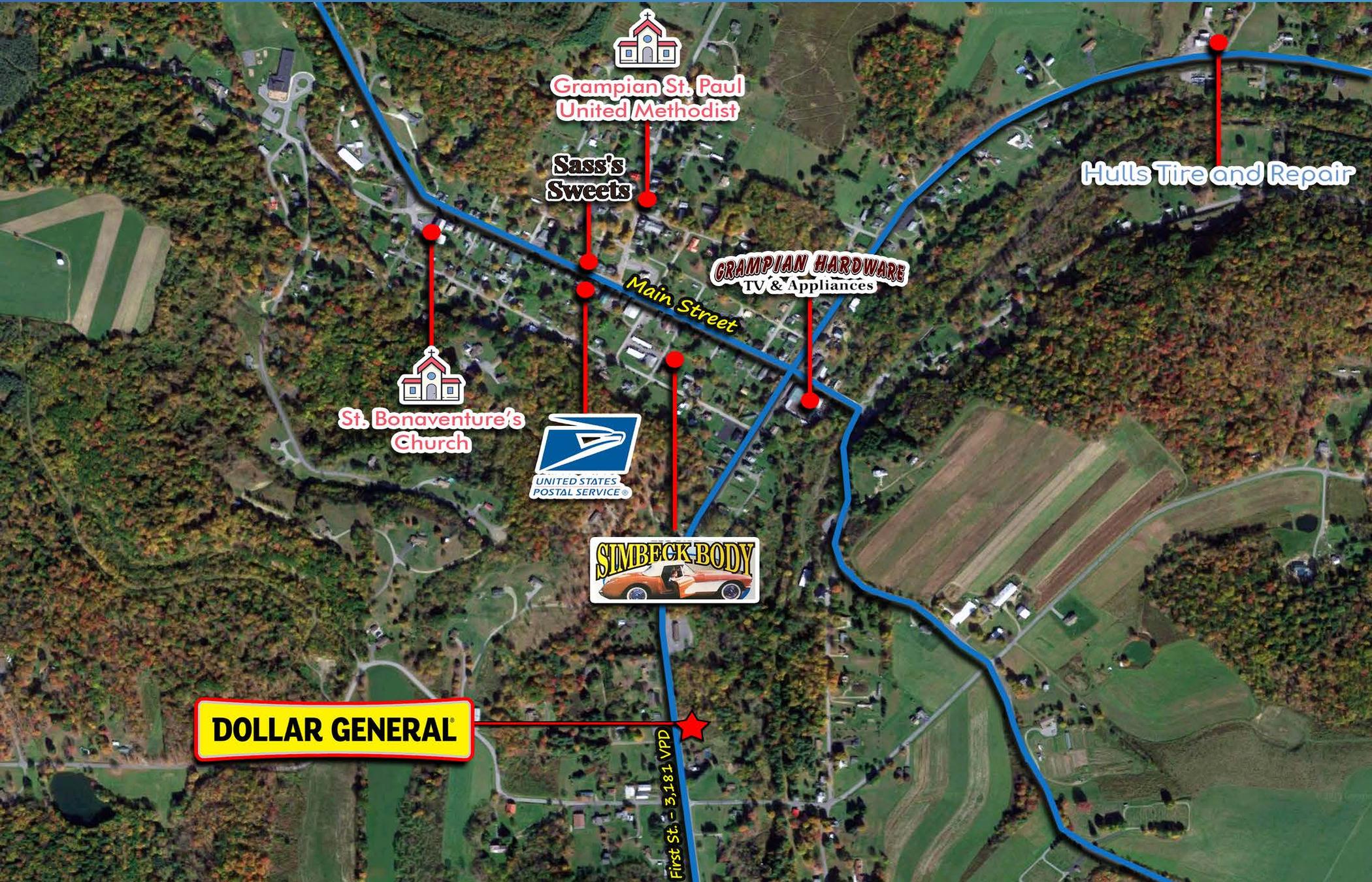
DOLLAR GENERAL®

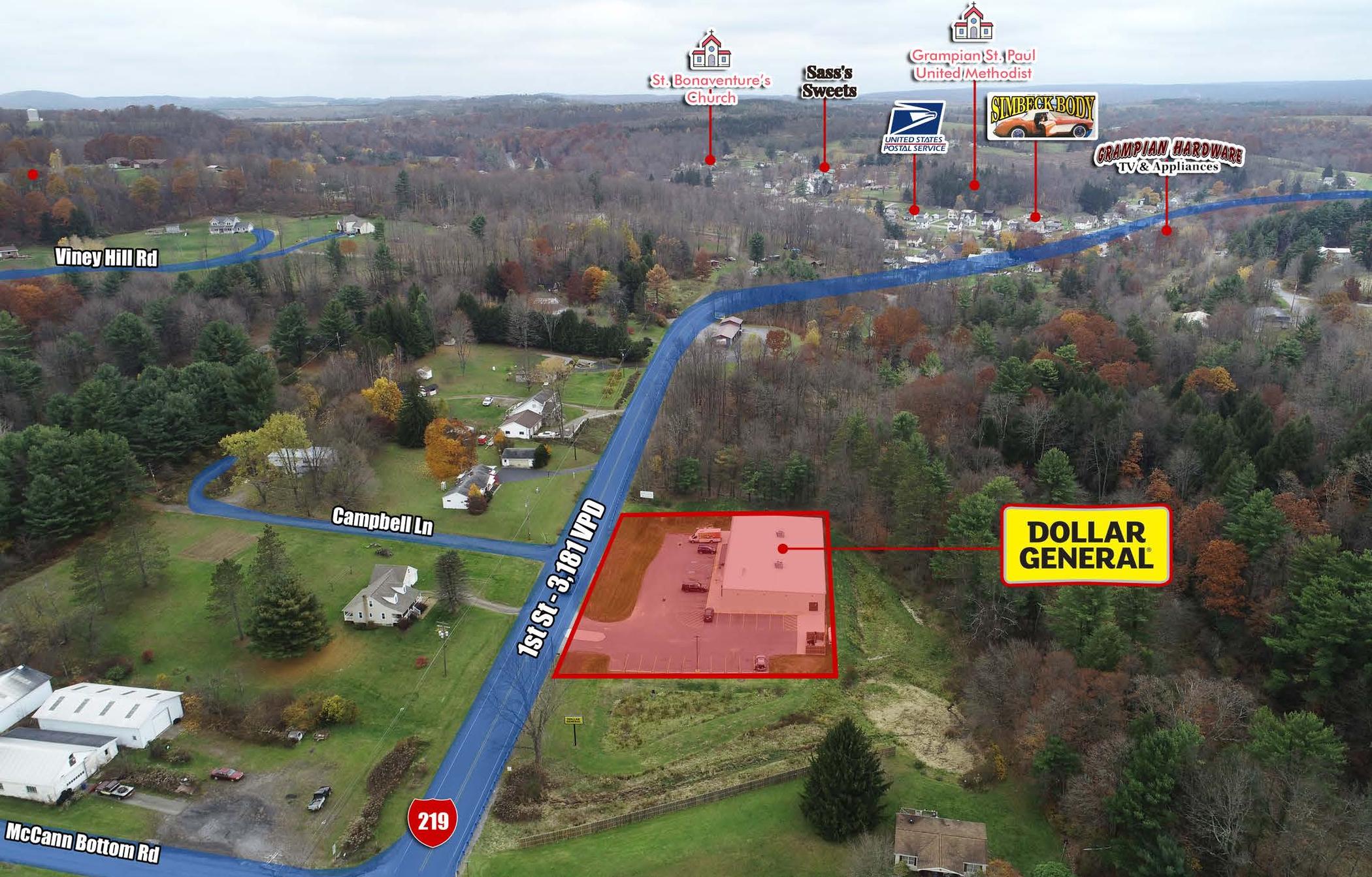
★ **Grampian, PA**

DOLLAR GENERAL

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St. Bonaventure's Church

Sass's Sweets



Grampian St. Paul United Methodist



GRAMPIAN HARDWARE TV & Appliances

Viney Hill Rd

Campbell Ln

1st St - 3,181 VPD

DOLLAR GENERAL



McCann Bottom Rd



Grampian is a borough in Clearfield County, Pennsylvania. The community was named after the Grampian Mountains, in Scotland, the ancestral home of an early settler. The town of Grampian is the remnants of a booming coal industry.

The town lies among what are known as the “Grampian Hills” five miles from Curwensville, and is the present terminus of the Tyrone & Clearfield Branch of the Pennsylvania Railroad.

The town has three churches, a fine schoolhouse and an electric light plant, and is a prosperous and progressive community. There are several bituminous coal operations near the town, and also a large fire brick plant, located at Stronach, about two miles from Grampian. These industries give employment to a large number of men.

Grampian has long been known for the attention, that its inhabitants have given to educational and literary affairs.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	1,759	5,573	19,089
Average Age	43.8	43.4	43.5
# Of Persons Per HH	2.4	2.4	2.3

HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	727	2,291	8,049
Average HH Income	\$61,847	\$56,400	\$61,911
Median House Value	\$93,181	\$91,319	\$92,777
Consumer Spending (Thousands)	\$17,255	\$51,449	\$185,742





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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