



DOLLAR GENERAL | HARD SIGNALIZED CORNER

HOUSTON ROAD, MACON, GA 31216

ACTUAL RENDERING

30445 Northwestern Highway, Suite 275
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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:

STEVE MILLER

MILLER REALTY SERVICES, INC.,

GA #11102

INVESTMENT SUMMARY

List Price:	\$1,754,834
Current NOI:	\$111,432.00
Initial Cap Rate:	6.35%
Land Acreage:	1.95
Year Built	2019
Building Size:	9,100 SF
Price PSF:	\$192.84
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.35%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF. Dollar General store located in Macon, Georgia. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 4 (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 under construction, with rent commencing in February 2020.

This Dollar General is highly visible as it is strategically positioned on the hard corner of Houston Road (which sees 8,423) and Sardis Church Road (which sees 3,184 cars per day). It is easily accessible by either road as there are two points of ingress and egress. The five mile population from the site is 23,870 while the one mile average household income is \$67,343 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 6.35% cap rate based on NOI of \$111,432.00



PRICE \$1,754,834



CAP RATE 6.35%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **Atlanta Market**
- **Hard Corner Location | Two Points of Ingress and Egress**
- **Absolute NNN 15 Year Lease | Zero Landlord Responsibilities**
- **Brand New, All Brick, Upgraded Construction**
- **4 (5 Year) Options | 10% Rental Increase At Each Option**
- **One Mile Household Income \$67,343**
- **Five Mile Population 23,870**
- **8,423 Cars Per Day on Houston Road**
- **3,184 Cars Per Day on Sardis Church Road**
- **Investment Grade Dollar Store with "BBB" Credit Rating**
- **DG Reported 31 Consecutive Quarter of Same Store Sales Growth**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$111,432	\$12.25
Gross Income	\$111,432	\$12.25
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$111,432	\$12.25

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	1.95 Acres
Building Size:	9,100 SF
Traffic Count:	8,423 on Houston Rd.
	3,184 on Sardis Church Rd.
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded - Full Brick
Parking Lot:	Asphalt
# of Parking Spaces	37
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$111,432
Rent PSF:	\$12.25
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	2/18/2020
Lease Expiration Date:	2/28/2035
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (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+

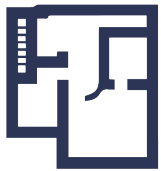


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	2/18/2020	2/28/2035	\$111,432	100.0	\$12.25
			Option 1	\$122,575		\$13.47
			Option 2	\$134,833		\$14.82
			Option 3	\$148,316		\$16.30
			Option 4	\$163,147		\$17.93
Totals/Averages	9,100			\$111,432		\$12.25



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$111,432



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$12.25



NUMBER OF TENANTS
1

DOLLAR GENERAL

HOUSTON ROAD, MACON, GA 31216

 FORTIS NET LEASE™



4.0% INCREASE
SAME STORE SALES Q2



\$26.48 BIL
IN SALES



975 STORES
OPENING IN 2019

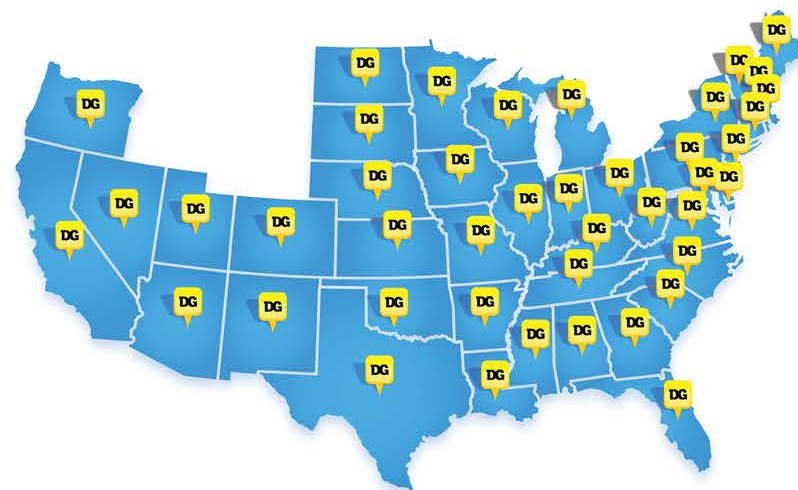


80 YEARS
IN BUSINESS

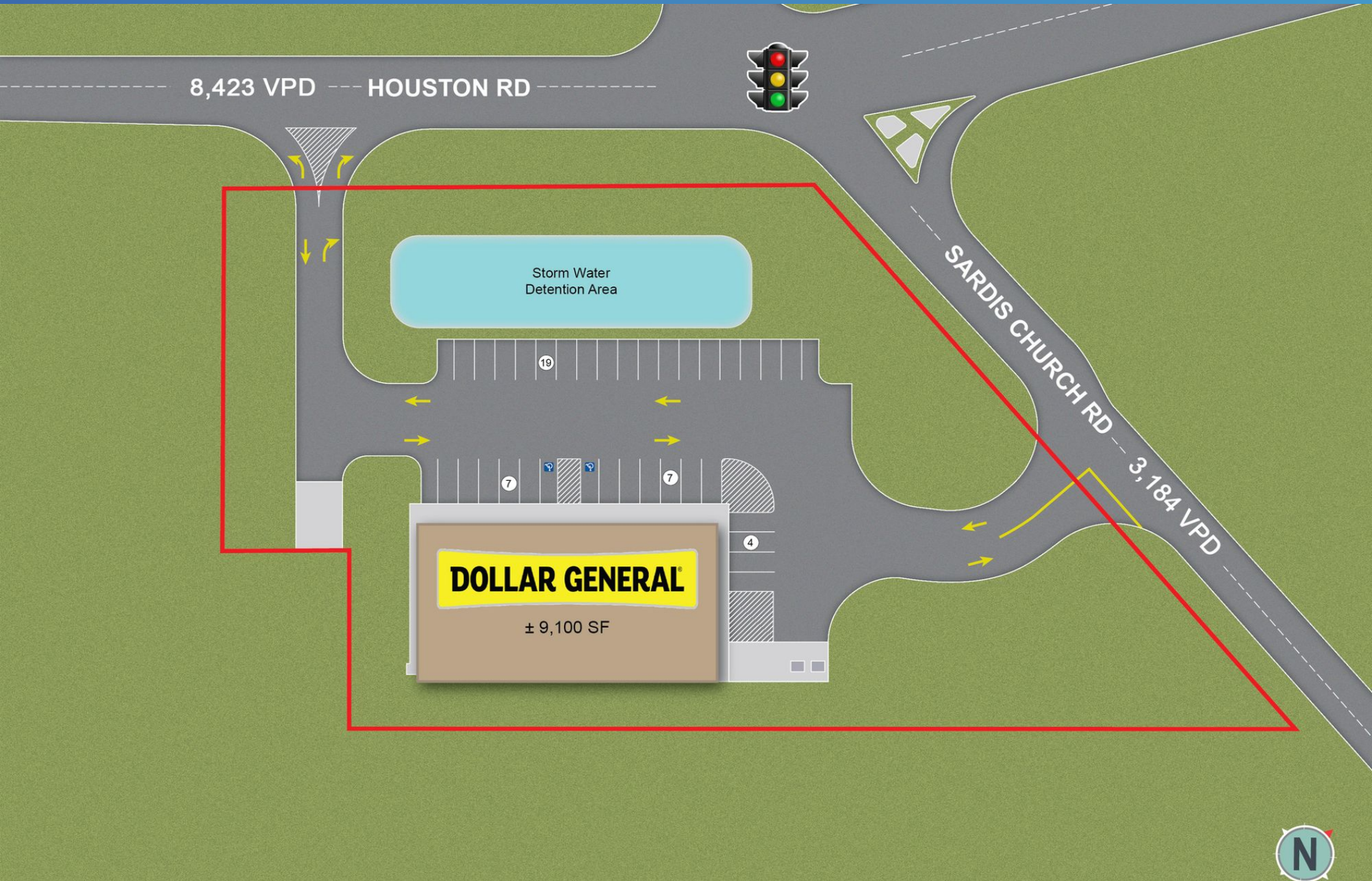


31 QUARTERS
SAME STORE GROWTH

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



PROXIMITY TO LOCAL ATTRACTIONS



90 Miles
Hartsfield-Jackson
Atlanta Int.
Airport



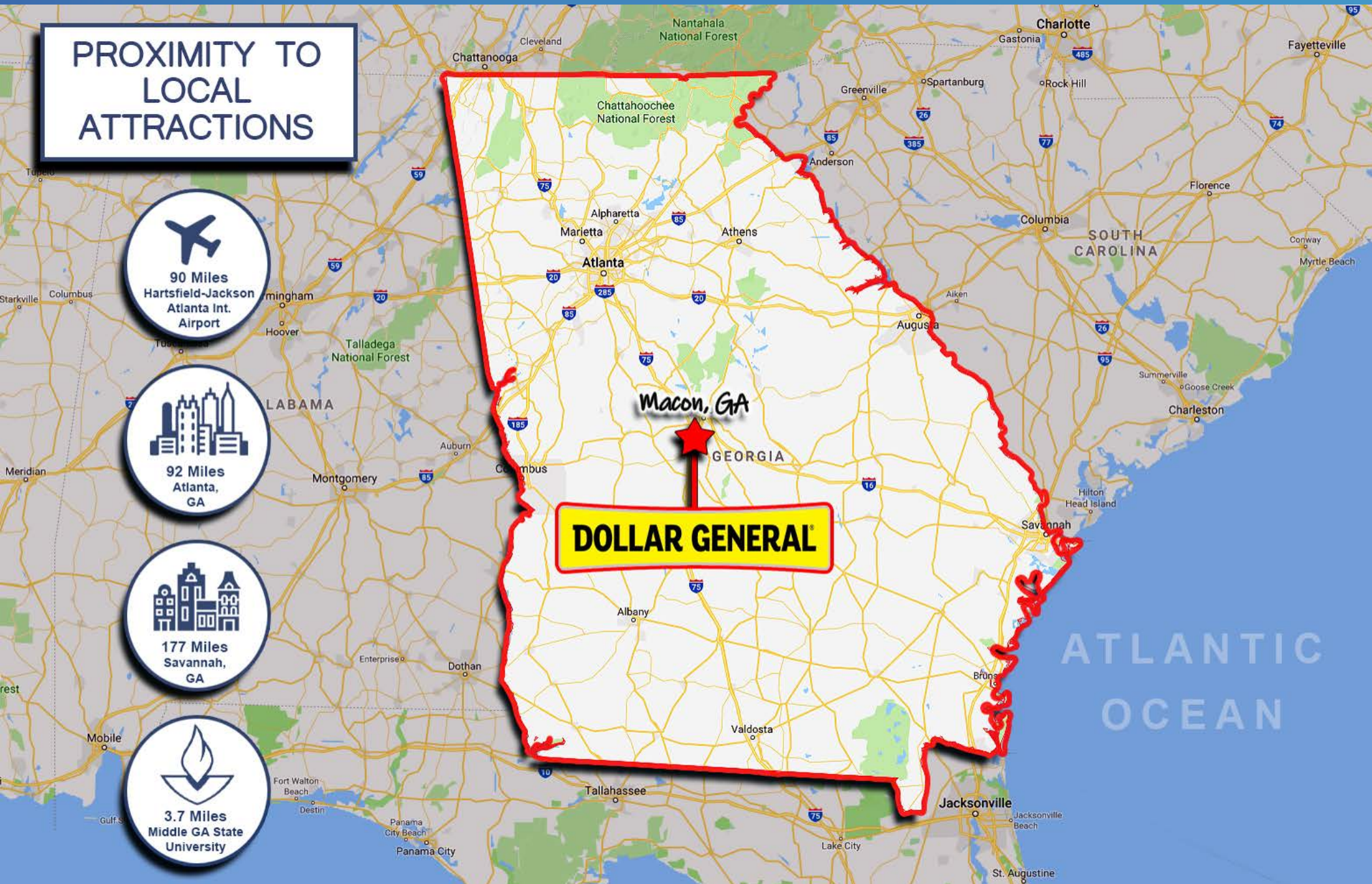
92 Miles
Atlanta,
GA

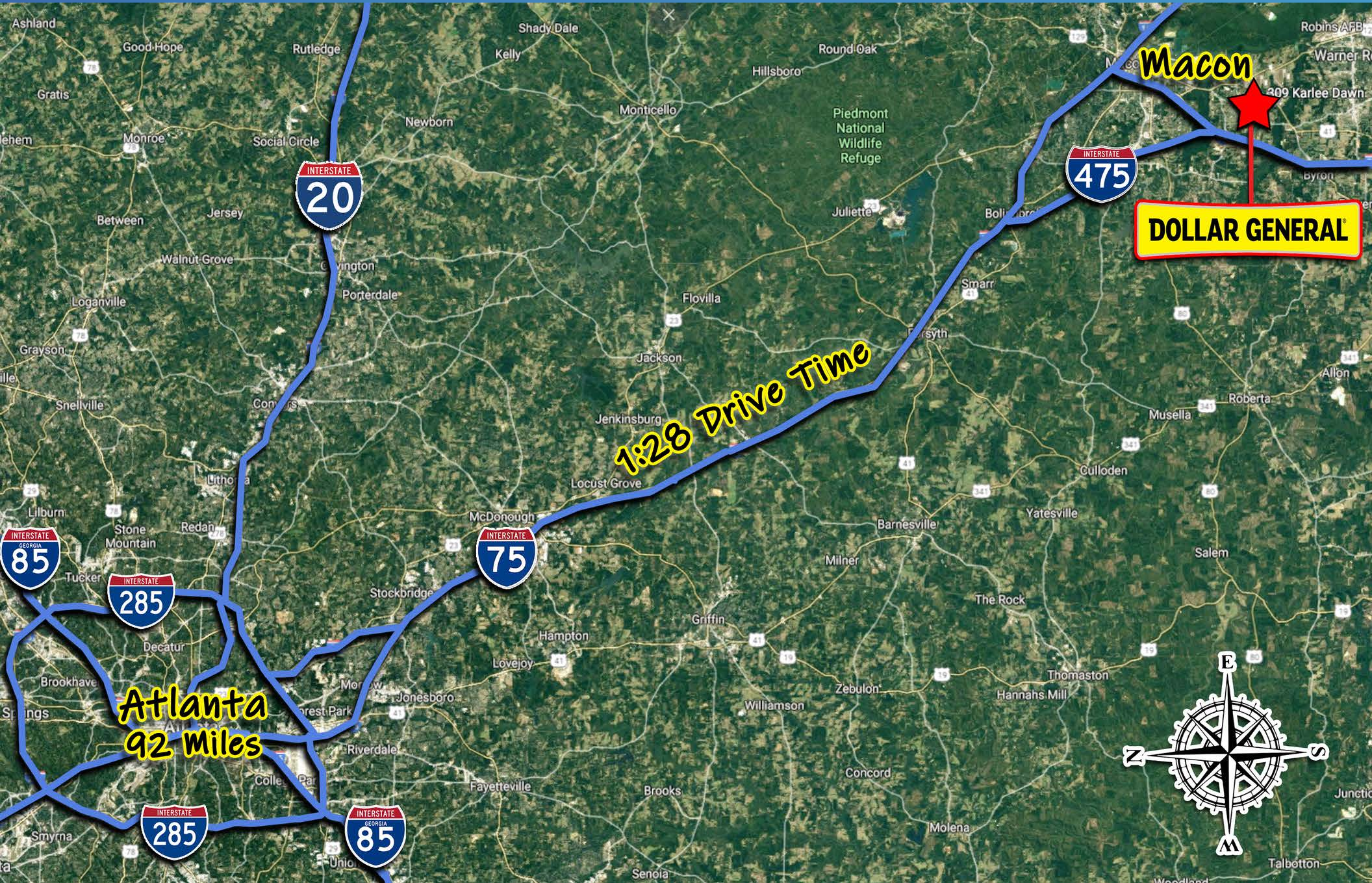


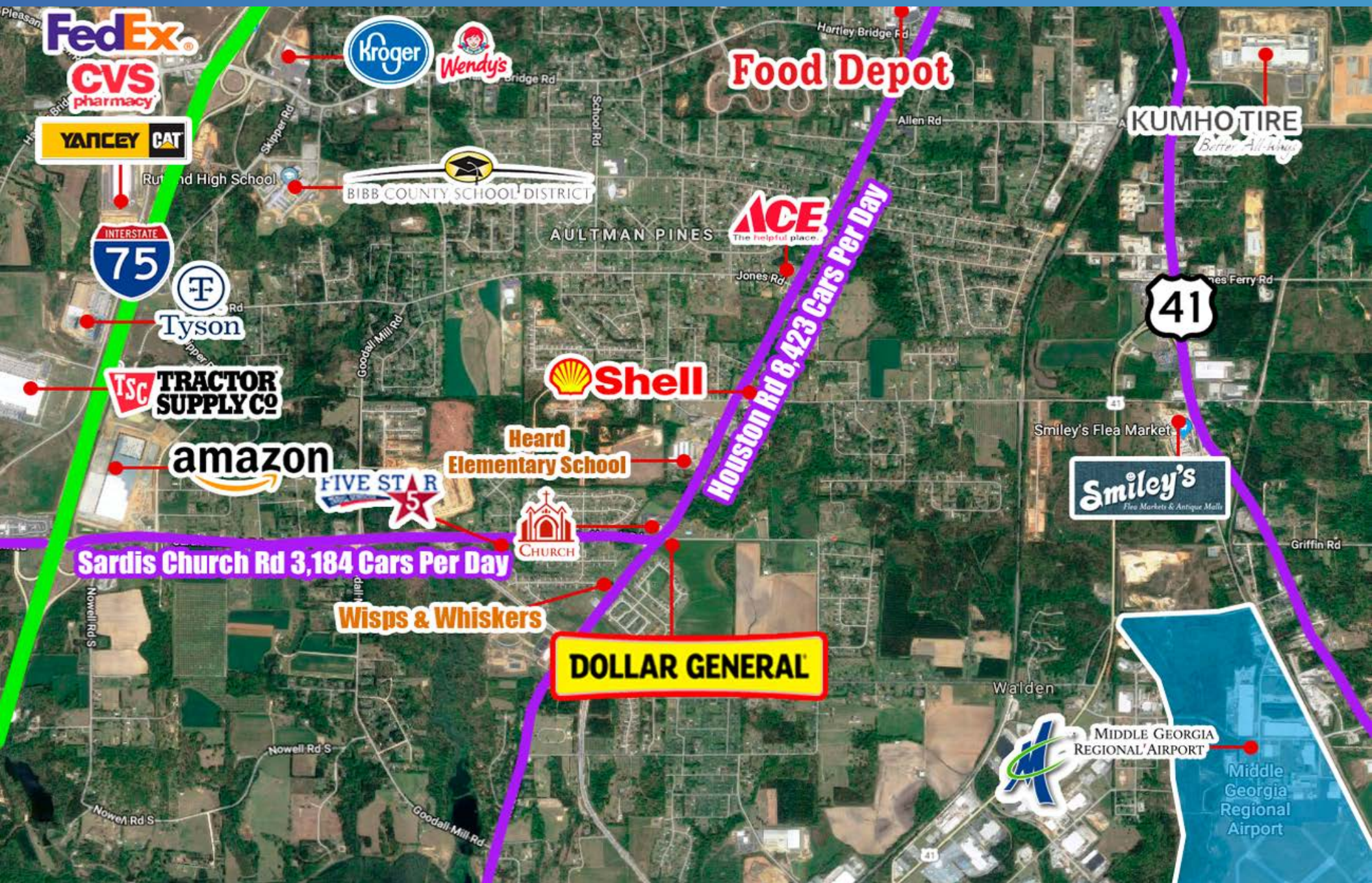
177 Miles
Savannah,
GA

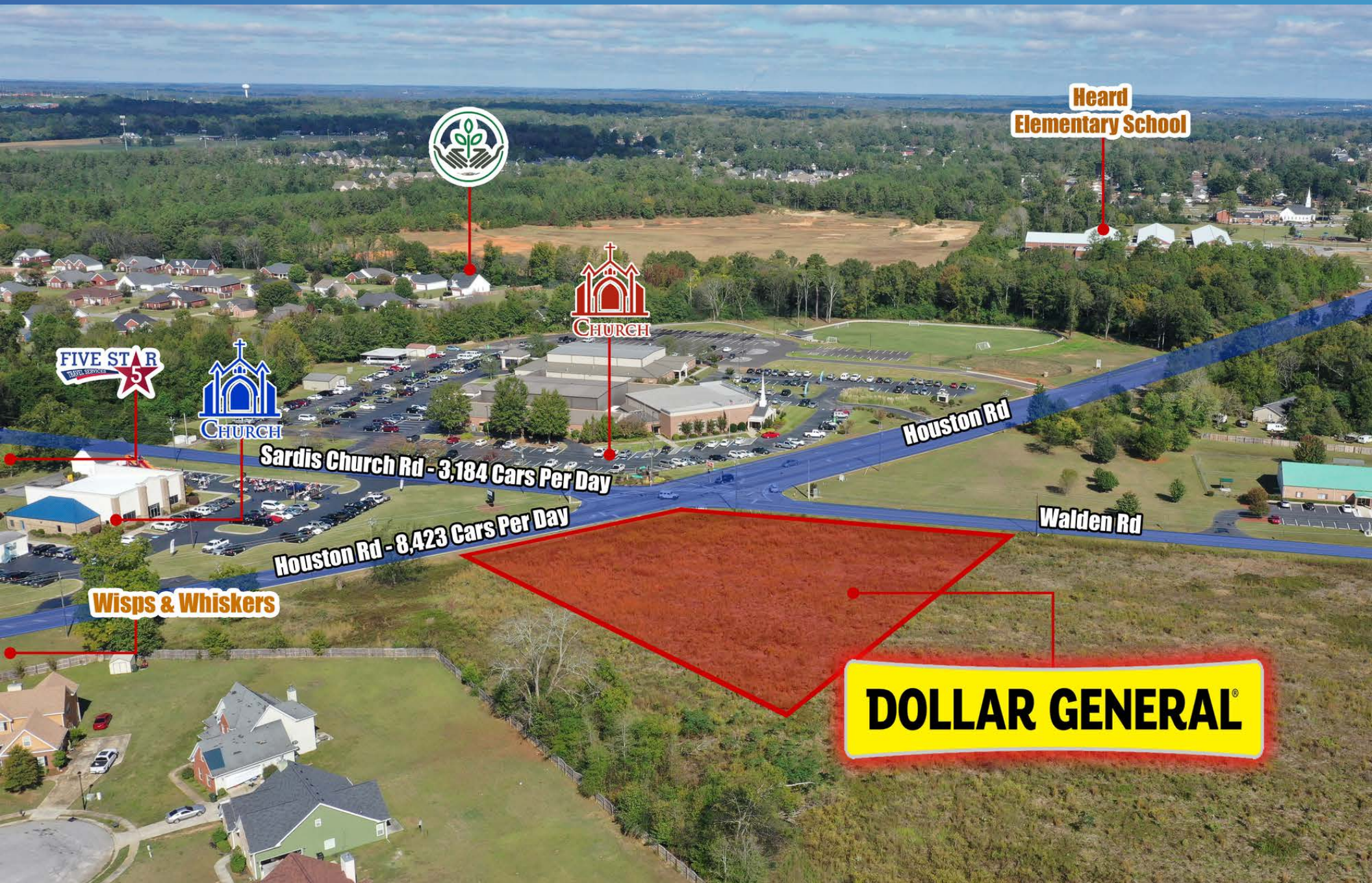


3.7 Miles
Middle GA State
University











Macon, officially Macon-Bibb County, is a consolidated city-county located in the U.S. state of Georgia. Macon lies near the geographic center of the state, approximately 85 miles south of Atlanta, hence the city's nickname "The Heart of Georgia".

The city has several institutions of higher education, as well as numerous museums and tourism sites. The area is served by the Middle Georgia Regional Airport and the Herbert Smart Downtown Airport. The mayor of Macon is Robert Reichert, a former Democratic member of the Georgia House of Representatives. Reichert was elected mayor of the newly consolidated city of Macon-Bibb, and he took office on January 1, 2014.

See it in the spring blossoms of 350,000 Yoshino cherry trees. Sip it from the frosted mug of our local craft breweries. Experience it on a kayak floating down the Ocmulgee River, hiking ancient Indian mounds and touring an 18,000 square foot Italian Renaissance Revival mansion. Hear it through the soulful sounds of our rich music heritage. This is a Southern adventure that is sure to be good for your soul.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	2,229	9,546	23,870
Average Age	39.5	40.1	38.7
# Of Persons Per HH	2.6	2.6	2.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	861	3,659	8,885
Average HH Income	\$67,343	\$70,732	\$66,614
Median House Value	\$146,461	\$146,075	\$129,813
Consumer Spending (Thousands)	\$21,513	\$93,185	\$213,088





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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