



## NEW DOLLAR GENERAL PLUS WITH RENT BUMPS!

10464 OLD 27 S., GAYLORD, MI 49735

REPRESENTATIVE SITE

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Farmington Hills, MI 48334

248.254.3410

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 **FORTIS** NET LEASE™

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 FORTIS NET LEASE™

## INVESTMENT SUMMARY

List Price:	\$2,303,507
Current NOI:	\$154,335.00
Initial Cap Rate:	6.70%
Land Acreage:	+/- 1.55
Year Built	2025
Building Size:	10,640 SF
Price PSF:	\$216.50
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.04%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 2025 BTS 10,640 SF. Dollar General **Plus** store located in Gaylord, Michigan. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains **5% rental rate increases every 5 years** including at each of the 5 (5 year) options to renew. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store has completed construction & successfully opened for business in August 2025.

This Dollar General is highly visible as it is strategically positioned off of Old US Highway 27 S in a limited competition area with the next dollar store over 7 miles away. The 10 mile population from the site is 14,950 and the 3 mile average household income is \$72,196 per year, making this location ideal for a Dollar General. **This is a high growth area with the 3 mile population growth rate at 9.16%**! The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of 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 6.70% cap rate based on NOI of \$154,335.



**PRICE** \$2,303,507



**CAP RATE** 6.70%



**LEASE TYPE** Absolute NNN



**RENT INCREASES** 5% Every 5 Years



**TERM REMAINING** 14.5 Years

## INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities | **NOW OPEN!**
- **2025 BTS Plus Size Construction**
- **5% Rental Rate Increases Every 5 Years!**
- 5 (5 Year) Options | 5% Increases At Each Option
- 3 Mile Household Income \$72,196
- 10 Mile Population 14,950 | Expected 7.05%
- **High Growth Area | 3 Mile Population Growth Rate 9.16%**
- Investment Grade Dollar Store With "BBB" Credit Rating
- Dollar General Corporate Guaranty
- **Limited Competition Area | Next Dollar Store 7+ Miles Away**

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## FINANCIAL SUMMARY

INCOME	PER SF	
Rent	\$154,335.00	\$14.51
<b>Gross Income</b>	<b>\$154,335.00</b>	<b>\$14.51</b>
 EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$154,335.00</b>	<b>\$14.51</b>

## PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 1.55 Acres
Building Size:	10,640 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size 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:	\$154,335.00
Rent PSF:	\$14.51
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	8/1/2025
Lease Expiration Date:	7/31/2040
Lease Term Remaining:	14.5 Years
<b>Rent Bumps:</b>	<b>5% Every 5 Years Including at Each Option</b>
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	<a href="http://www.DollarGeneral.com">www.DollarGeneral.com</a>



**GROSS SALES:**  
\$40.6 BILLION



**STORE COUNT:**  
20,500+



**GUARANTOR:**  
DG CORP



**S&P:**  
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	10,640	8/1/2025	7/31/2040	\$154,335.00 \$162,051.75 \$170,154.34	100.0	8/1/2030 8/1/2035	\$14.51 \$15.23 \$15.99
			Option 1	\$178,662.06		8/1/2040	\$16.79
			Option 2	\$187,595.16		8/1/2045	\$17.63
			Option 3	\$196,974.91		8/1/2050	\$18.51
			Option 4	\$206,823.66		8/1/2055	\$19.44
			Option 5	\$217,164.84		8/1/2060	\$20.41
<b>Averages</b>	<b>10,640</b>			<b>\$162,180.36</b>			<b>\$15.24</b>



TOTAL SF  
10,640



TOTAL ANNUAL RENT  
\$154,335.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$15.24



NUMBER OF TENANTS  
1

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**\$1.1 BILLION**  
2024 TOTAL NET INCOME



**800 STORES**  
OPENING IN 2024



**\$40.6 BIL**  
2024 NET SALES



**86 YEARS**  
IN BUSINESS



**FORTUNE 500**  
ON LIST SINCE 2009

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 20,500+ stores with more than 185,800 employees, located across 48 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, but now they are expanding into more densely populated areas. Dollar General opened 725 new stores in 2024, and planning to open an additional 575 in 2025. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



**20,500+ STORES ACROSS 48 STATES**

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## PROXIMITY TO POINTS OF INTEREST



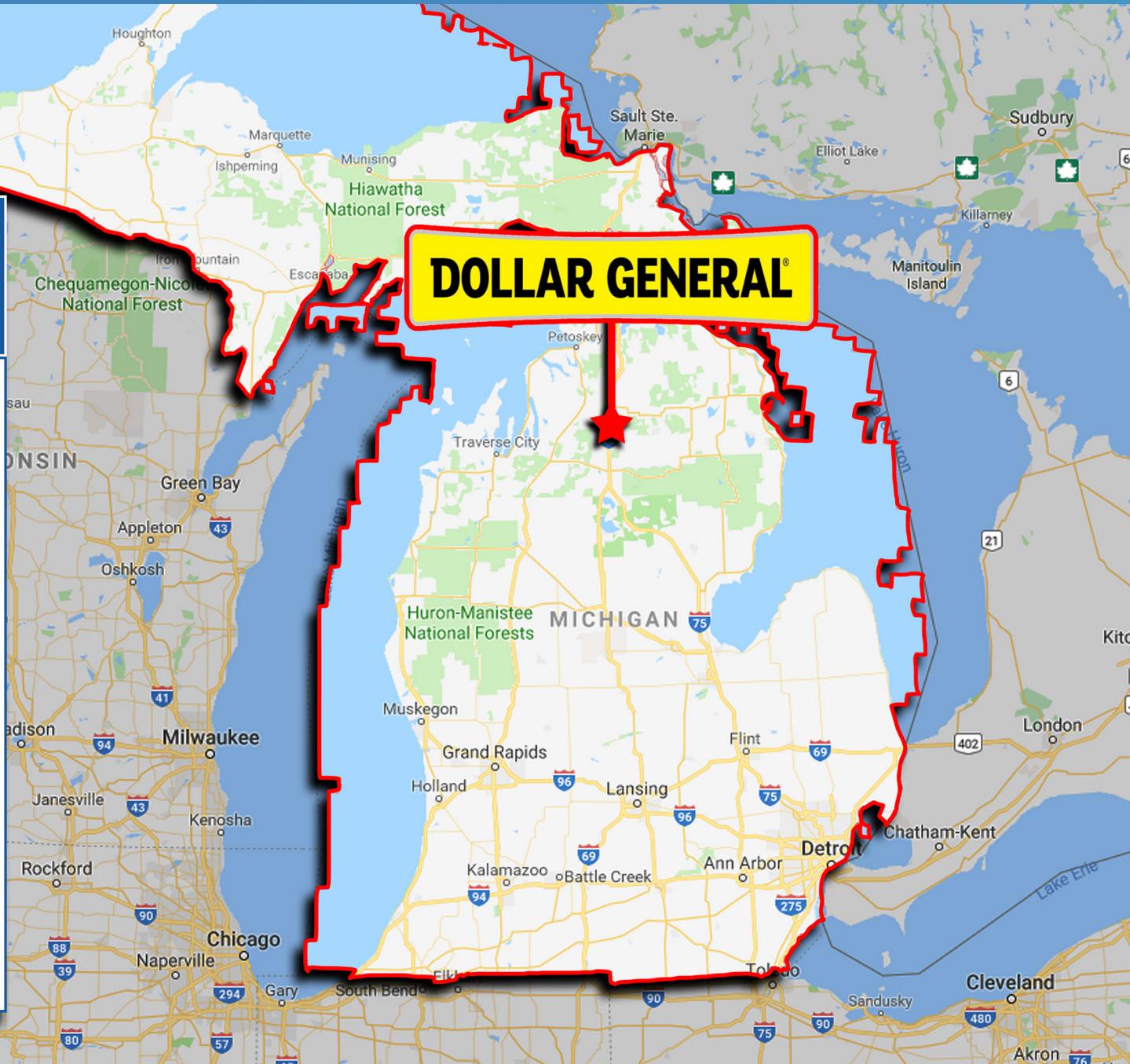
Cherry Capital  
Airport  
55 Miles



Boyne  
Mountain  
Ski Resort  
32 Miles



Traverse City,  
MI  
56 Miles

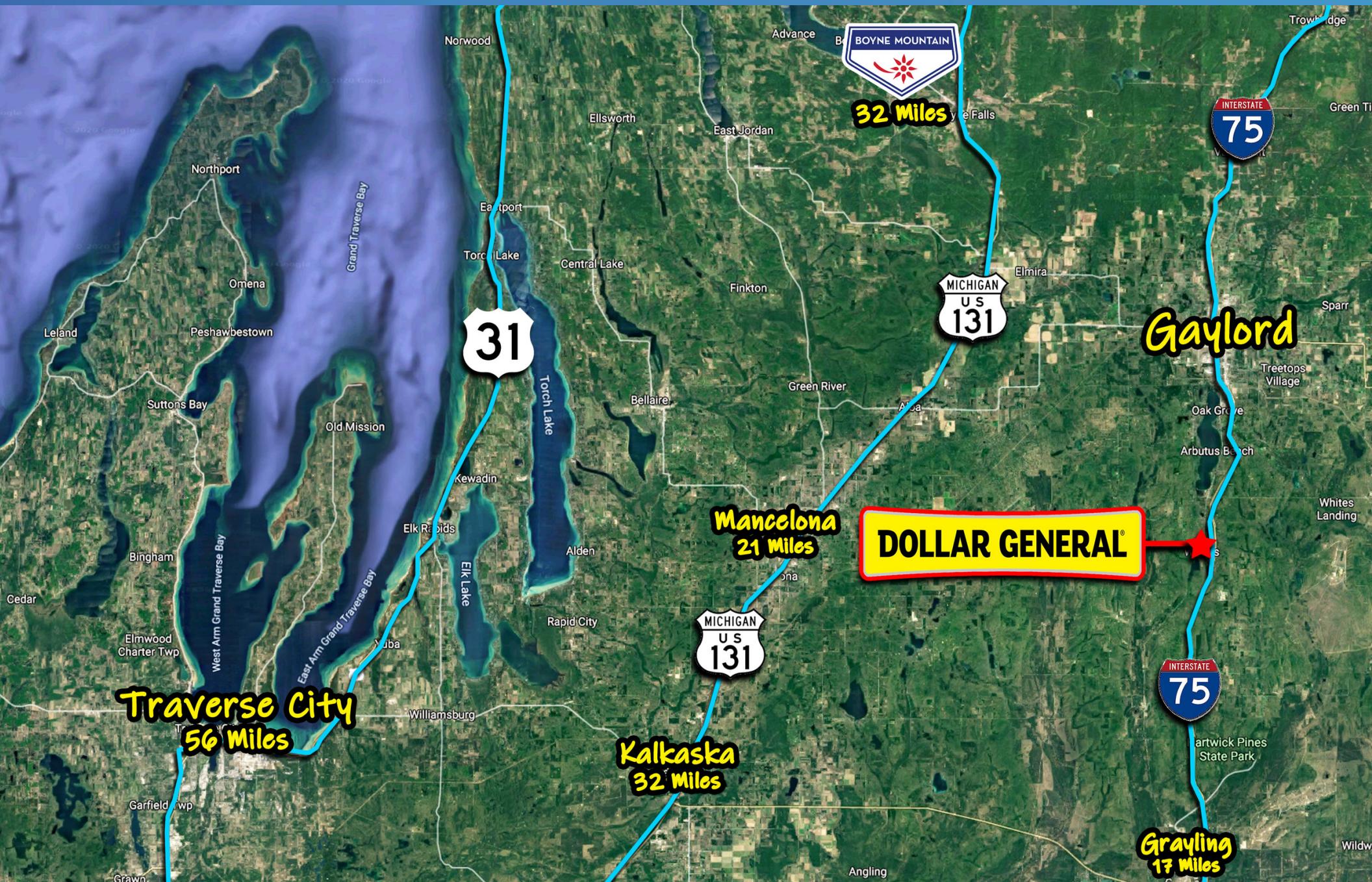


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Gaylord, Michigan, known as the “Alpine Village,” is a charming city nestled in the heart of northern Michigan. Located in Otsego County, Gaylord is recognized for its distinct Alpine-style architecture, welcoming atmosphere, and year-round recreational opportunities. Surrounded by rolling hills, dense forests, and more than 90 inland lakes, the area is a haven for outdoor enthusiasts.

In the winter, Gaylord transforms into a snowy playground, offering skiing, snowmobiling, and snowshoeing, with popular destinations like Treetops Resort drawing visitors for downhill skiing and golf alike. Summers are just as lively, with activities like hiking, fishing, kayaking, and golfing on award-winning courses. The city’s vibrant downtown features unique shops, restaurants, and regular festivals, including the well-known Alpenfest that celebrates its European-inspired heritage.

Conveniently located along I-75, Gaylord serves as a gateway to Michigan’s northern wilderness while providing the comforts of a close-knit community with a strong tourism and hospitality spirit.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	1,015	3,860	14,950
Total Population 2029	1,108	4,185	16,004
Population Growth Rate	9.16%	8.45%	7.05%
Median Age	52.2	50.6	46.3
# Of Persons Per HH	2.1	2.2	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	449	1,692	6,253
Average HH Income	\$72,196	\$79,654	\$76,429
Median House Value	\$176,859	\$184,257	\$171,257
Consumer Spending	\$13.3 M	\$52.2 M	187.1 M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

*Click to Meet Team Fortis*

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