



DOLLAR GENERAL IN THE INDIANAPOLIS MARKET!

EXAMPLE PROPERTY

407 E FOREST HOME ST., ROACHDALE, IN 46172

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fortisnetlease.com

BRYAN BENDER
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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,826,030
Current NOI:	\$125,996.04
Initial Cap Rate:	6.90%
Land Acreage:	+/- 1.5
Year Built	2024
Building Size:	9,100 SF
Price PSF:	\$200.66
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.25%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 9,100 SF. Dollar General store located in Roachdale, Indiana - part of the Indianapolis Market! The property offers a 15 Year Absolute NNN Lease, leaving zero landlord responsibilities. **The lease contains 5% rent 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 finished construction and successfully opened for business in November 2023.

This Dollar General is highly visible as it is strategically positioned on E Forest Home Street seeing 1,880 cars per day. **It is the only dollar store serving the community** with the next being 9 miles away. The 10 mile population from the site is 13,247 and the 3 mile average household income is \$71,659 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 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 6.90% cap rate based on the NOI of \$125,996.04.



PRICE \$1,826,030



AVG. CAP RATE 7.25%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- **Zero Landlord Responsibilities**
- **Indianapolis Market Area!**
- **5% Rent Bumps Every 5 Years**
- 5 (5 Year) Options | 5% Increases At Each Option
- **The Only Dollar Store Serving the Community!**
- 2024 BTS Construction
- Three Mile Household Income \$71,659
- Ten Mile Population 13,247
- 1,800 Cars Per Day | Surrounded by Residential
- Investment Grade Dollar Store With "BBB" Credit Rating
- **On Main Thoroughfare Connecting Cities**

INDIANAPOLIS MARKET DOLLAR GENERAL WITH BUMPS

407 E FOREST HOME ST., ROACHDALE, IN 46172 

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$125,996.04	\$13.85
Gross Income	\$125,996.04	\$13.85
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$125,996.04	\$13.85

PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/-1.50 Acres
Building Size:	9,100 SF
Traffic Count:	1,880
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	30
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$125,996.04
Rent PSF:	\$13.85
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	11/1/2024
Lease Expiration Date:	10/31/2039
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$38.7 BILLION



STORE COUNT:
20,000+



GUARANTOR:
DG CORP

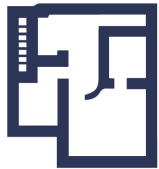


S&P:
BBB

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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	9,100	11/1/2024	10/31/2039	\$125,996.04	100.0	12/1/2029	\$13.85						
				\$132,295.80			12/1/2034	\$14.54					
				\$138,910.56			12/1/2039	\$15.26					
				Option 1			12/1/2039	\$16.03					
				Option 2			12/1/2044	\$16.83					
				Option 3			12/1/2049	\$17.67					
				Option 4			12/1/2054	\$18.55					
				Option 5			12/1/2059	\$19.48					
				Totals/Averages				\$125,996.04			\$14.55		



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$125,996.04



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$14.55



NUMBER OF TENANTS
1



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\$1.7 BILLION

2023 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$38.7 BIL

2023 NET SALES



85 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 20,000+ stores with more than 173,000 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 990 new stores in 2023, and planning to open an additional 800 in 2024. 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.



20,000+ STORES ACROSS 48 STATES

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PROXIMITY TO LOCAL ATTRACTIONS



35 Miles
Indianapolis
International
Airport



40 Miles
Downtown
Indianapolis




17 Miles
Wabash
College

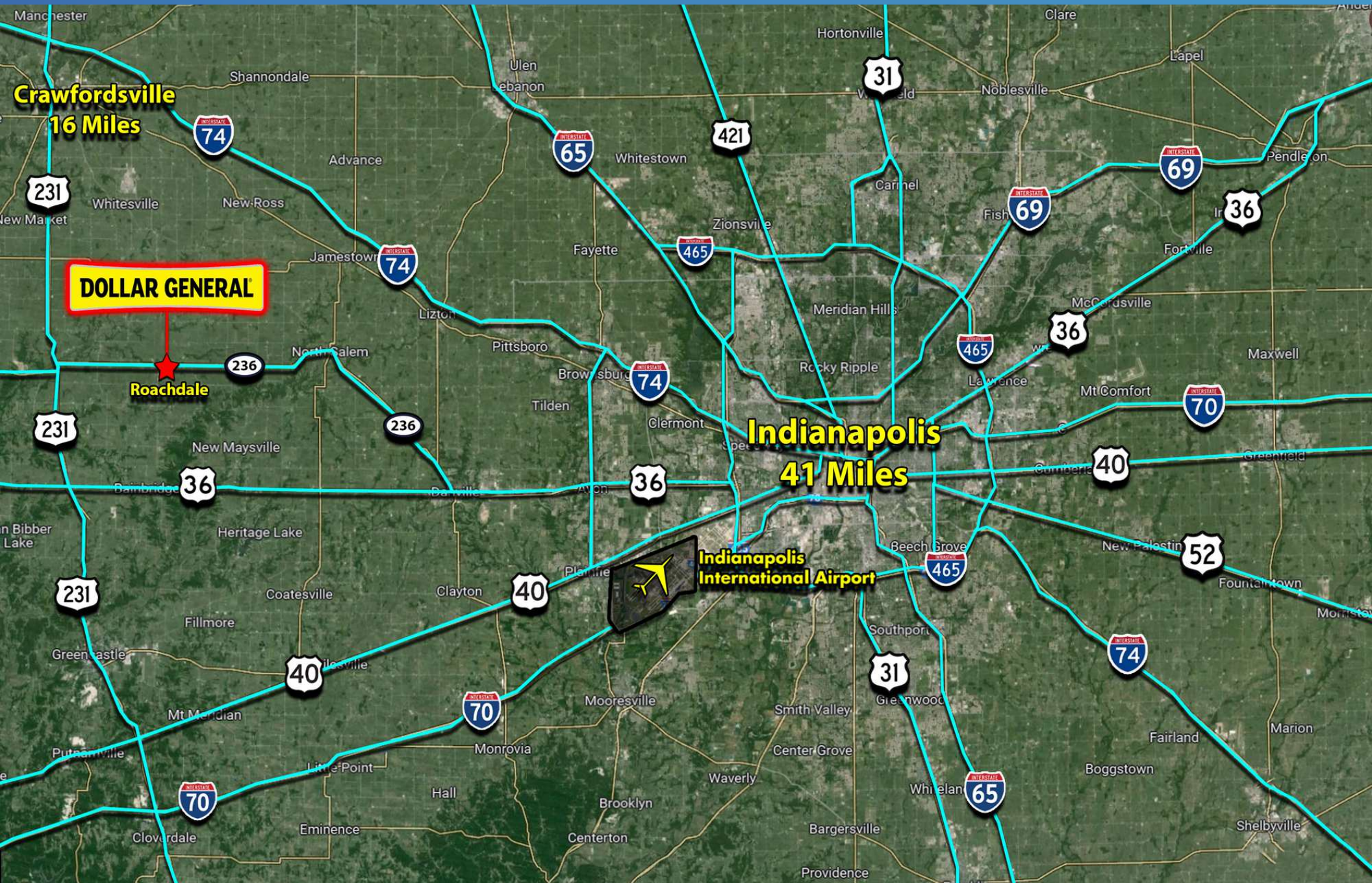
DOLLAR GENERAL



Indianapolis

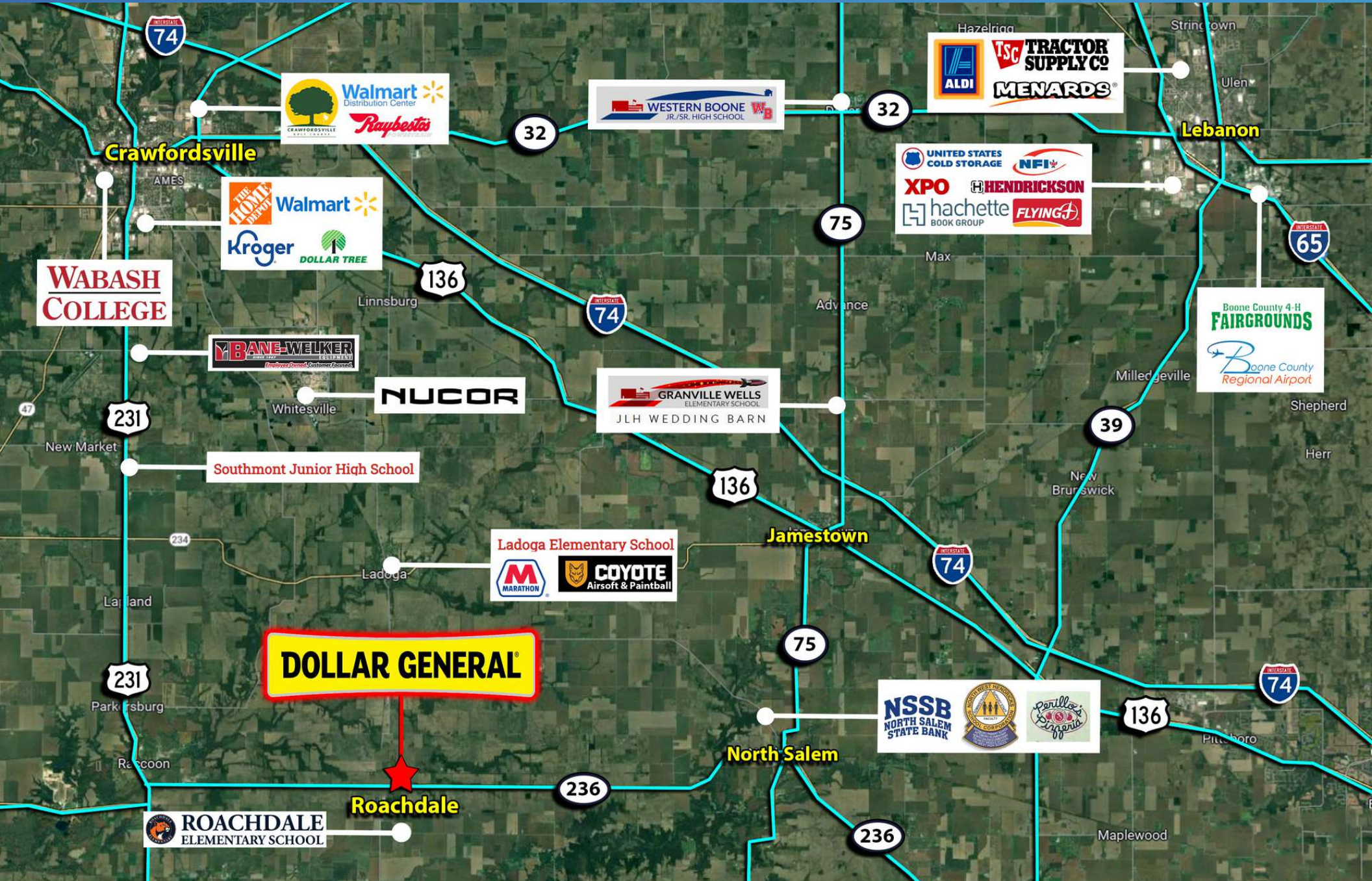
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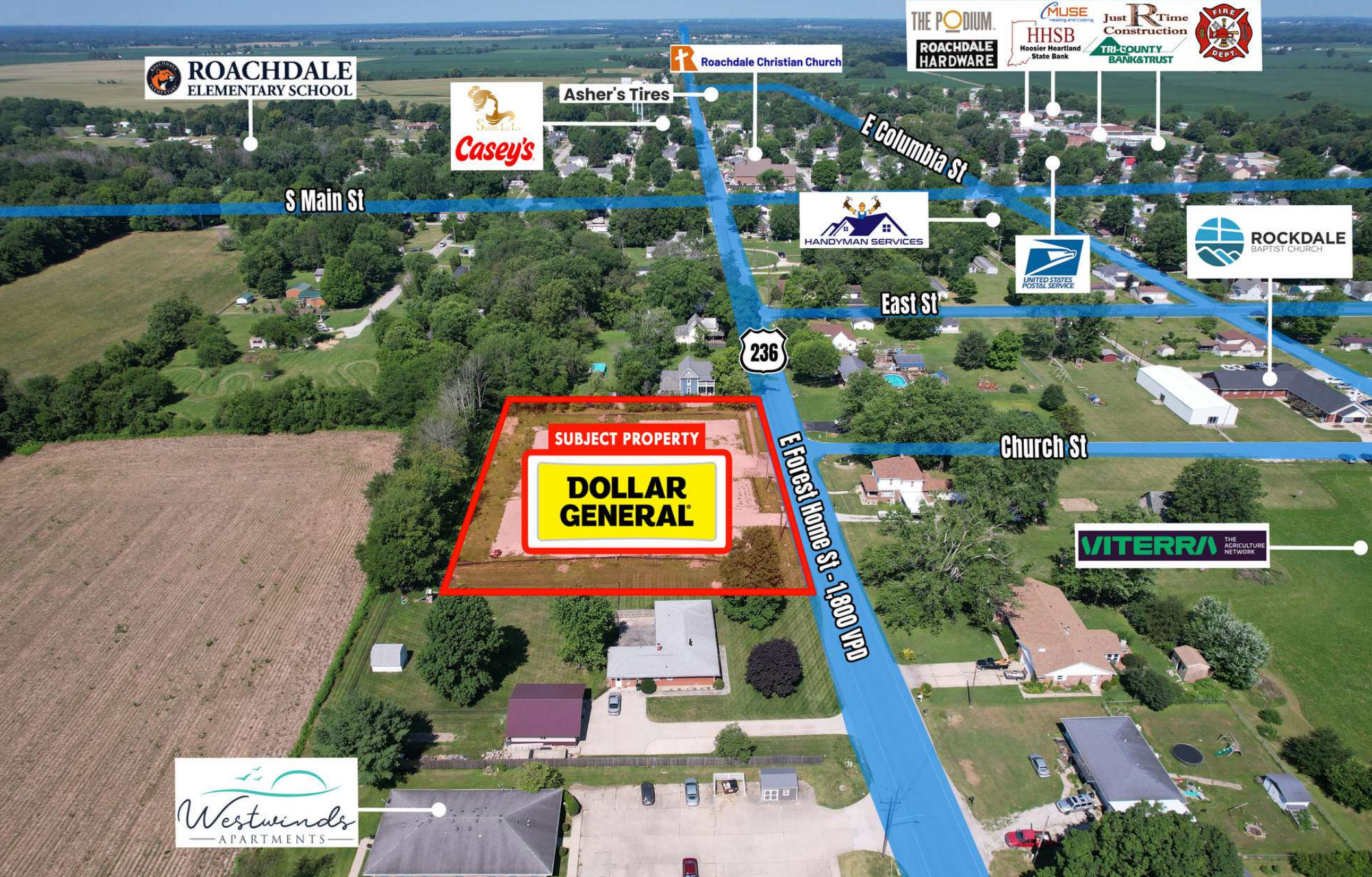
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FORTIS NET LEASE™





Roachdale, Indiana, is a small, charming town located in the western part of the state, within Putnam County. Nestled amid rolling farmlands and scenic landscapes, Roachdale embodies the essence of rural Midwestern life. The town's main street is lined with quaint, historic buildings, reflecting a rich heritage and a close-knit community atmosphere.

Roachdale's central location provides easy access to nearby cities such as Greencastle, Crawfordsville, and Indianapolis, making it a convenient spot for those seeking a quiet lifestyle with the amenities of larger urban areas within reach. The town is characterized by its friendly residents, community events, and local businesses that cater to the needs of its population.

Outdoor enthusiasts can enjoy the natural beauty of the area, with opportunities for hiking, fishing, and exploring the nearby nature reserves and parks. Roachdale's tranquil setting, combined with its warm and welcoming community, makes it a delightful place to call home or visit for a peaceful retreat.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	1,315	3,451	13,247
Median Age	39.6	41.2	41.8
# Of Persons Per HH	2.6	2.6	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	513	1,347	5,106
Average HH Income	\$71,659	\$80,782	\$84,686
Median House Value	\$98,724	\$131,021	\$165,381
Consumer Spending	\$15.8 M	\$44.2 M	\$175.2 M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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