

BRAND NEW DOLLAR GENERAL PLUS

REPRESENTATIVE STORE

5866 M-65, HALE, MI 48739

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$2,075,188
Current NOI:	\$138,000.00
Initial Cap Rate:	6.65%
Land Acreage:	+/- 2.17
Year Built	2025
Building Size:	10,640 SF
Price PSF:	\$195.04
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.99%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,640 SF. Dollar General Plus store located in Hale, Michigan. The property is secured with 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 is currently under construction with rent & store opening on track for February 2025.

This Dollar General plus is highly visible as it is strategically positioned off of M-65 which sees 2,864 cars per day. The 10 mile population from the site is 7,981 while the 3 mile average household income is \$43,635 per year, making this location ideal for a Dollar General. This area is seeing excellent growth with the 5 mile population growth rate at 6.26%. 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 small box discount retailer. List price reflects a 6.65% cap rate based on the initial NOI of \$138,000.



PRICE \$2,075,188



AVG. CAP RATE 6.99%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- **Zero Landlord Responsibilities**
- **5% RENT INCREASES EVERY 5 YEARS!!**
- Popular Tourist Area | Summer & Winter Activities
- **2025 BTS Plus Size Construction**
- 2,864 Cars Per Day | On Main Thoroughfare
- 5 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$43,635
- Ten Mile Population 7,981 | Expected 6.33% Growth
- **Five Mile Population Growth Rate 6.26%**
- Investment Grade Dollar Store With "BBB" Credit Rating

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$138,000.00	\$12.97
Gross Income	\$138,000.00	\$12.97
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$138,000.00	\$12.97

PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 2.17 Acres
Building Size:	10,640 SF
Traffic Count 1:	2,864
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Asphalt
# of Parking Spaces	46
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$138,000.00
Rent PSF:	\$12.97
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/15/2025
Lease Expiration Date:	2/28/2040
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years & at Each Option
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

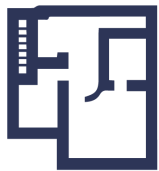


S&P:
BBB

DOLLAR GENERAL PLUS

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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	2/15/2025	2/28/2040	\$138,000.00	100.0	3/1/2030	\$12.97	
				\$144,900.00			3/1/2035	\$13.62
				\$152,145.00			3/1/2035	\$14.30
				Option 1			3/1/2040	\$15.01
				Option 2			3/1/2045	\$15.77
				Option 3			3/1/2050	\$16.55
Option 4	3/1/2055	\$17.38						
Option 5	3/1/2060	\$18.25						
Averages	10,640			\$145,015.00			\$13.63	



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$138,000.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$13.63



NUMBER OF TENANTS
1



DOLLAR GENERAL PLUS

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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

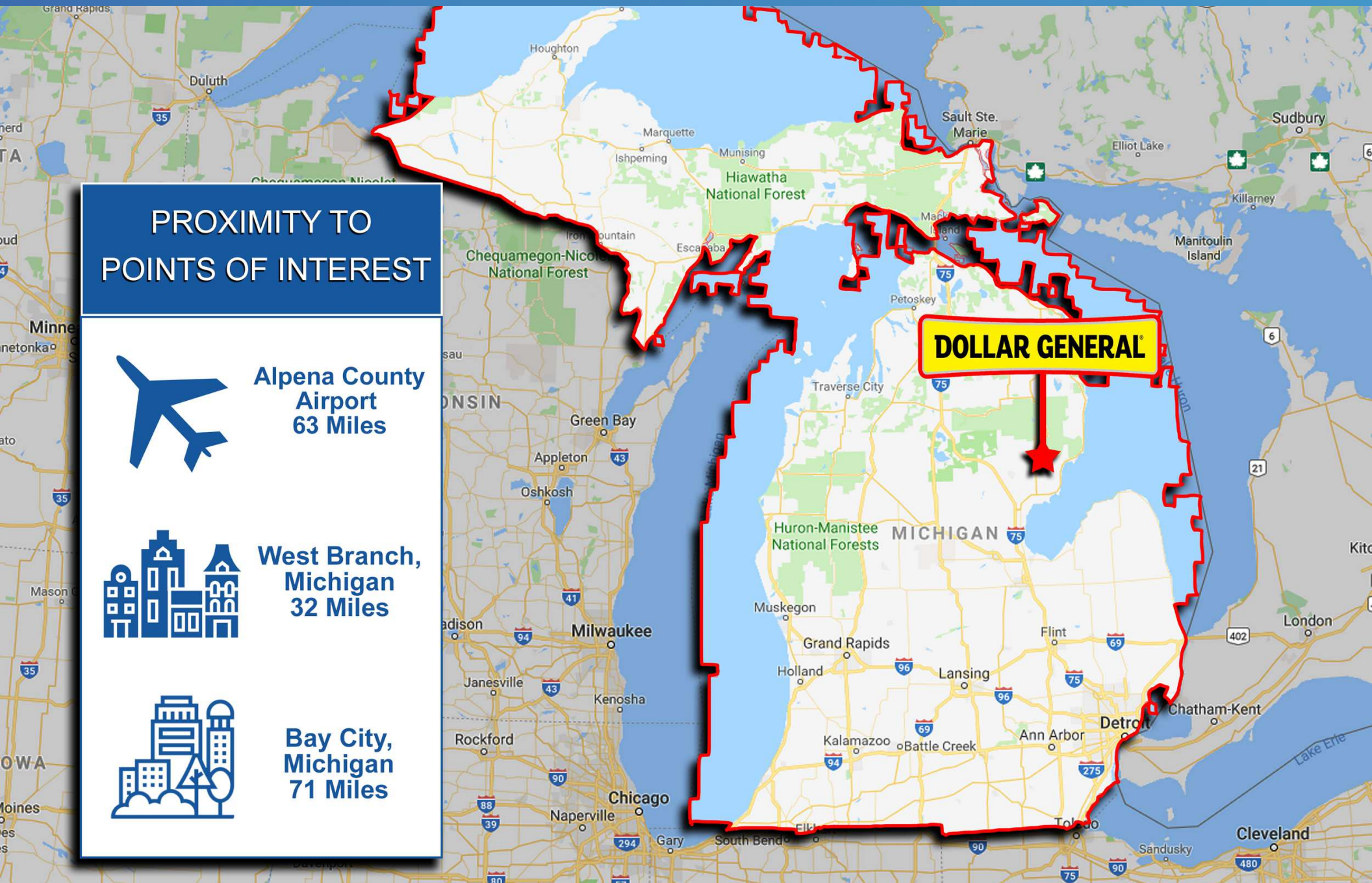
ON LIST SINCE 2009

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





DOLLAR GENERAL

PROXIMITY TO POINTS OF INTEREST



Alpena County Airport
63 Miles



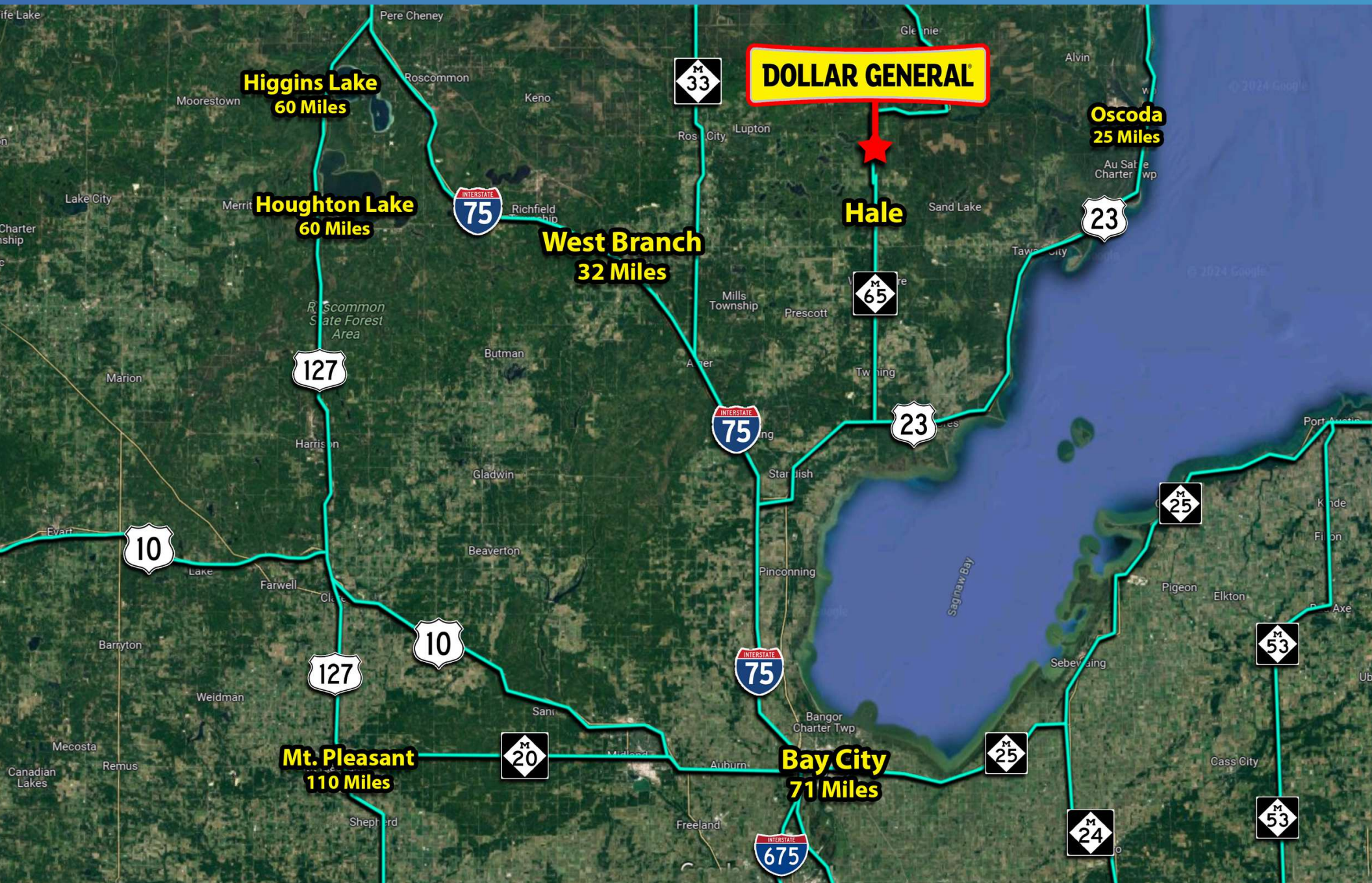
West Branch, Michigan
32 Miles



Bay City, Michigan
71 Miles

DOLLAR GENERAL PLUS

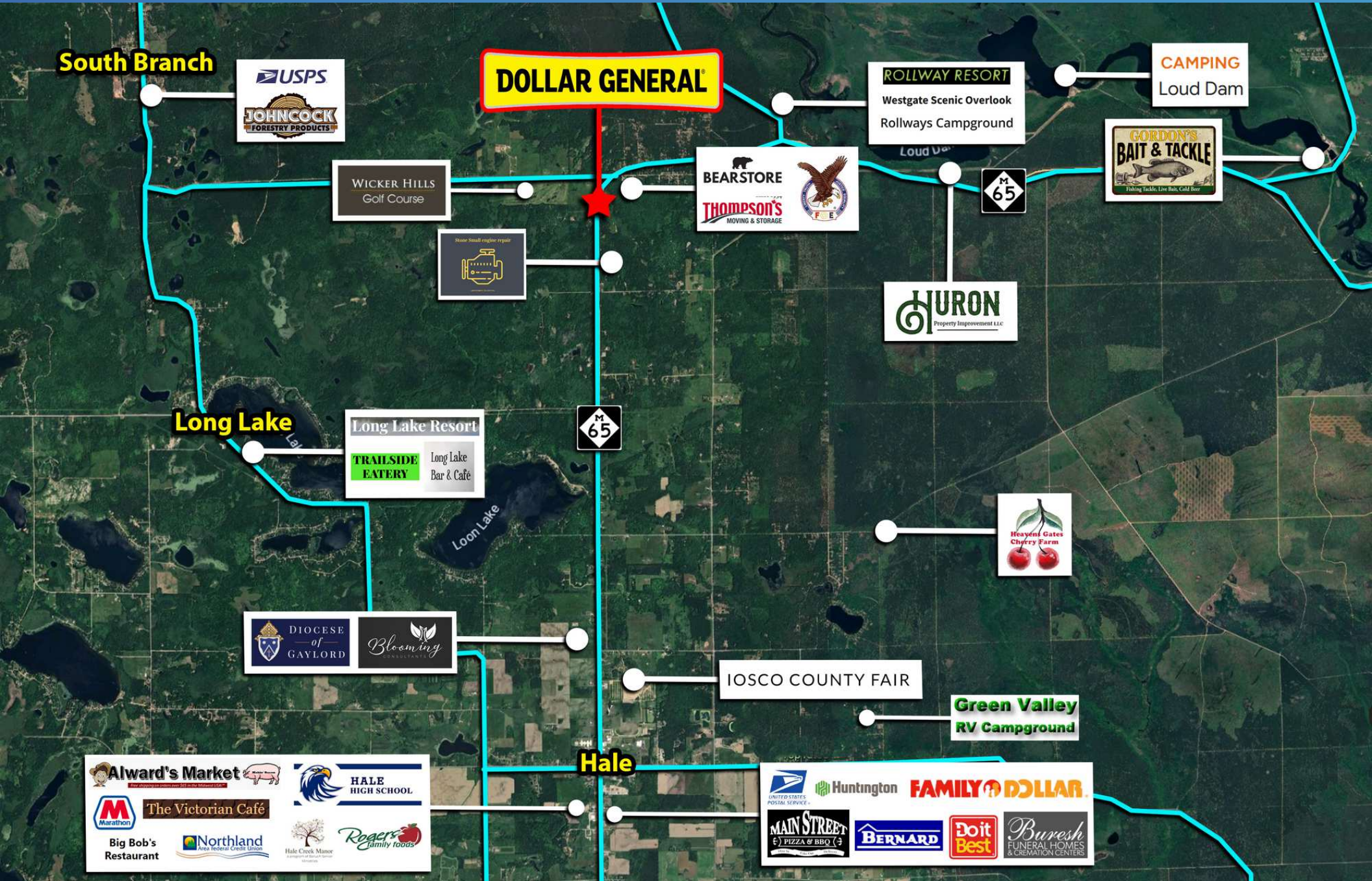
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FORTIS NET LEASE™





Hale is a charming village located in the northeastern part of Michigan, USA. Nestled in the scenic surroundings of the Huron National Forest, Hale offers a peaceful and picturesque setting for residents and visitors alike. The village is situated in Iosco County and is known for its natural beauty and outdoor recreational opportunities.

Surrounded by lush greenery and dense forests, Hale provides a haven for nature enthusiasts. Outdoor activities such as hiking, camping, and fishing are popular in the area, thanks to the nearby Ausable River and numerous trails within the national forest. The changing seasons bring vibrant colors in the fall and opportunities for winter sports during the colder months.

Hale maintains a small-town atmosphere with local shops, dining establishments, and community events that foster a close-knit community spirit. The village is dotted with historic buildings, and its welcoming atmosphere reflects the hospitality of its residents.

For those seeking a peaceful escape surrounded by nature's wonders, Hale, Michigan, stands as an ideal destination to unwind and appreciate the beauty of northern Michigan's landscapes.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	1,060	2,922	7,981
Total Population 2029	1,118	3,105	8,486
Population Growth Rate	5.47%	6.26%	6.33%
	59.2	59.0	58.0
# Of Persons Per HH	1.9	1.9	2.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	534	1,423	3,860
Average HH Income	\$43,635	\$46,217	\$53,072
Median House Value	\$97,188	\$115,824	\$124,646
Consumer Spending	\$12.4 M	\$33.3 M	\$94.4 M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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