



SUBJECT PROPERTY

NN DOLLAR GENERAL

62 KS-4, HOISINGTON, KS 67544

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Farmington Hills, MI 48334
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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.

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
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CINCINNATI , OH 45241
513.898.1551

INVESTMENT SUMMARY

List Price:	\$924,000
Current NOI:	\$78,598.32
Initial Cap Rate:	8.51%
Land Acreage:	1.0+-
Year Built	2009
Building Size:	9,100 SF
Price PSF:	\$101.54
Lease Type:	NN+
Lease Term:	10 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this built-to-suit 9,100 SF Dollar General store located in Kansas in the city of Hoisington. The property is secured with a recently renewed NN Lease leaving minimal landlord responsibilities. The lease contains 3 (5-year) options to renew, each with a 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.

This Dollar General is highly visible as it is strategically positioned on Hwy-281 which sees 3,269 cars per day. The ten-mile population from the site is 6,459 while the three-mile average household income \$61,224 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 8.51% cap rate based on NOI of \$78,598.



PRICE \$924,000



CAP RATE 8.51%



LEASE TYPE NN+



TERM REMAINING 5.5 Years

INVESTMENT HIGHLIGHTS

- **15-Year NN Lease | Minimal Landlord Responsibilities**
- **2009 Built to Suit | Recent Renewal**
- **3 (5-Year) Options | Increases in Each Option**
- **Three Mile Household Income \$61,224**
- **Ten Mile Population 6,459**
- **3,269 Cars Per Day | On Main Thoroughfare**
- **Investment Grade Dollar Store With "BBB" Credit Rating**
- **DG Reported 32 Consecutive Quarters of Same Store Sales Growth**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$78,598.32	\$8.64
Gross Income	\$78,598.32	\$8.64
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$78,598.32	\$8.64

PROPERTY SUMMARY

Year Built:	2009
Lot Size:	+/- 1.00 Acres
Building Size:	9,100 SF
Traffic Count:	3,629+
Roof Type:	Gable
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NN+
Primary Lease Term:	10 Years
Annual Rent:	\$78,598.00
Rent PSF:	\$8.64
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	03/27/2009
Lease Expiration Date:	09/30/2029
Lease Term Remaining:	10 Years
Rent Bumps:	Each Option
Renewal Options:	Three (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	DollarGeneral.com



GROSS SALES:
\$34.2 BILLION



STORE COUNT:
19,000+

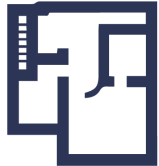


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	9,100	03/27/2009	09/30/2029	\$78,598.00	100.0		\$8.64
Option 1				\$85,267.00		10/1/2029	\$9.37
Option 2				\$93,730.00		10/1/2034	\$10.3
Option 3				\$103,194.00		10/1/2039	\$11.34
Totals/Averages	9,100			\$78,598.00			\$8.64



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$78,598



OCCUPANCY RATE
100.0%



INITIAL RENT/SF
\$8.64

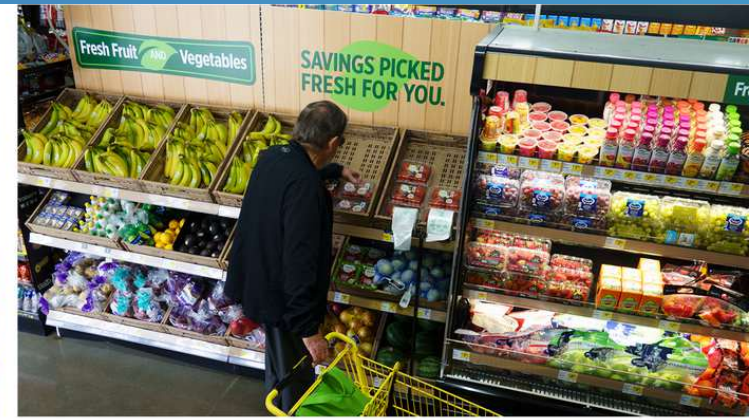


NUMBER OF TENANTS
1



DOLLAR GENERAL

62 KS-4, HOISINGTON, KS 67544 



11.1% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$34.2 BIL
IN SALES



84 YEARS
IN BUSINESS



6.8%
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 19,000+ stores with more than 173,000 employees, located across 47 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. DG opened 1,110 new stores in 2022, and planning to open an additional 1,050 in 2023. 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.



19,000+ STORES ACROSS 47 STATES

PROXIMITY TO POINTS OF INTEREST



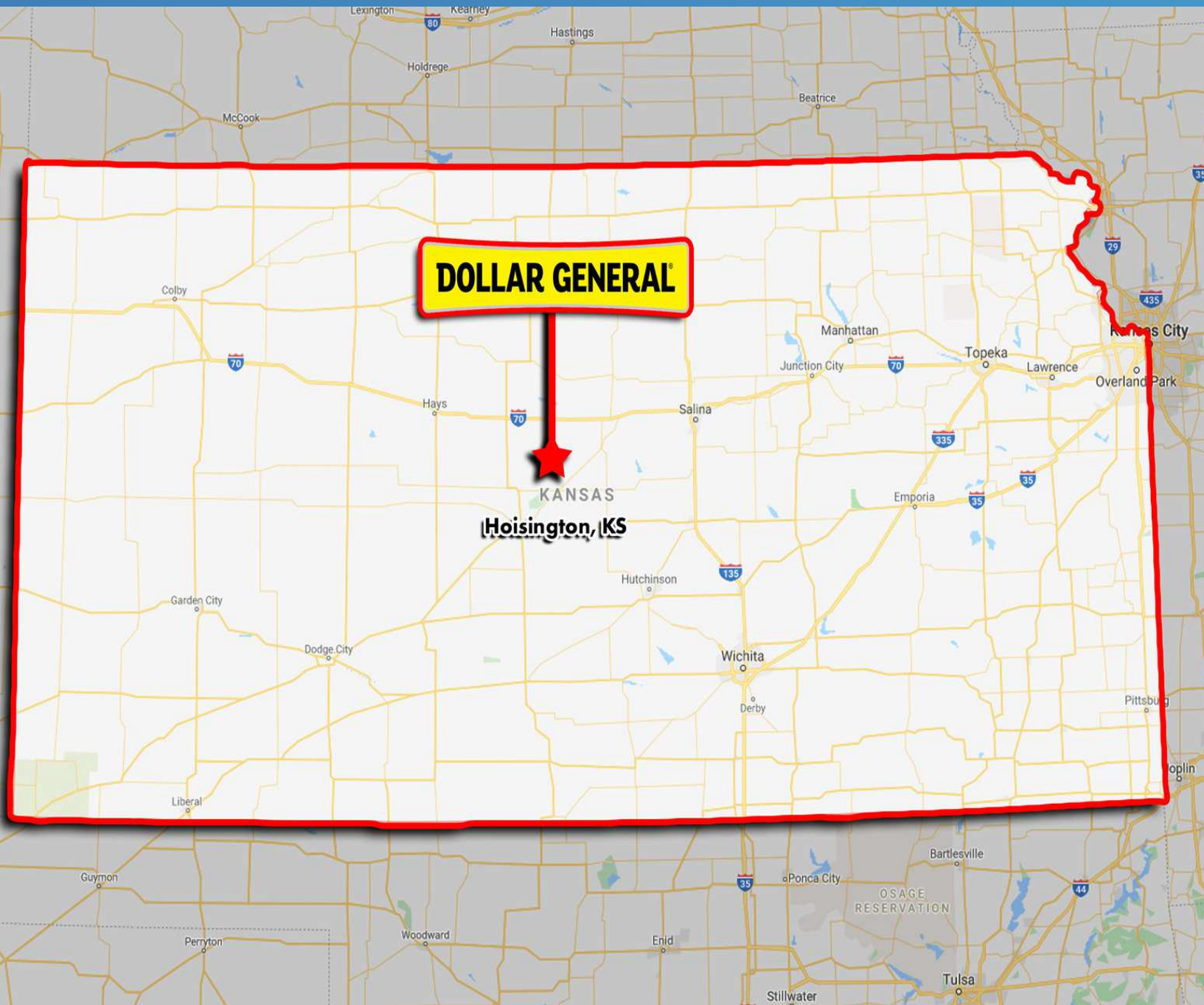
**Great Bend
Municipal
Airport**
10 Miles



**Great Bend,
Kansas**
11 Miles



**Wichita,
Kansas**
100 Miles

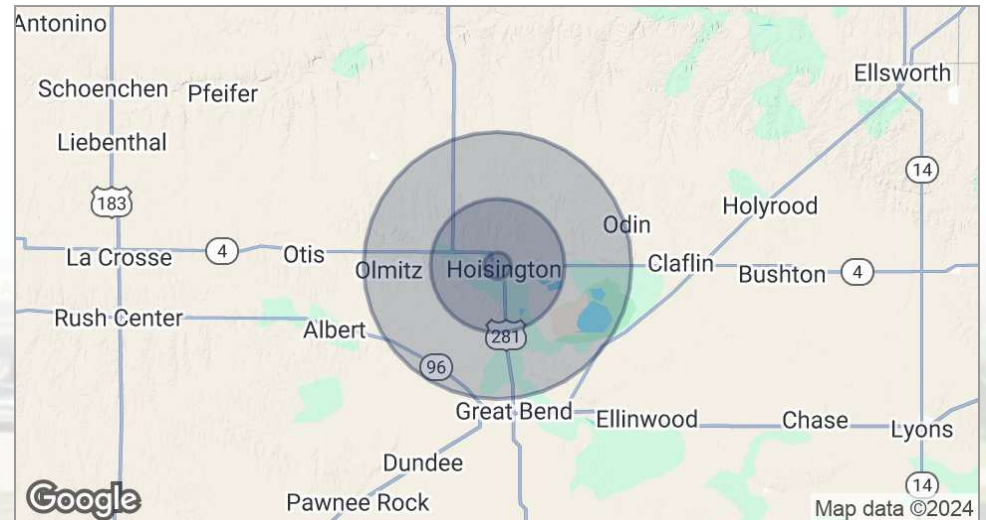




POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	2,818	3,044	6,459
Median Age	40	41	42
# Of Persons Per HH	2.3	2.3	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,206	1,305	2,697
Average HH Income	\$61,224	\$60,949	\$72,587
Median House Value	\$82,067	\$82,235	\$109,954
Consumer Spending	\$32 M	\$35 M	\$78 M

Hoisington has a lot of resources for a community its size. Although Hoisington's people are the greatest resource, visitors and residents enjoy an abundance of opportunities and attractions. Whether you are looking for information on commerce, economic development, education, history, lodging and RVs, medical care, places of worship, recreational resources or restaurant and food options; Hoisington has it.

Hoisington continues to work hard developing its local economy. Whether through the support of existing businesses or the attraction of new businesses, there are always numerous partners helping out. The City of Hoisington works with the Hoisington Area E-Community, Hoisington Chamber of Commerce and Hoisington Main Street to enhance our business environment. As a community, Hoisington has a number of incentives available for growth and development.





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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