FORTIS NET LEASE™

LOW VACANCY MULTI-FAMILY & LONG TERM NET LEASE PORTFOLIO - ASSUMABLE DEBT

DOLLAR GENERAL MARKET & THE LOFTS AT COTTAGE HILL

SUBJECT PROPERTIES 704 OHIO STREET, BROOKPORT, IL & 501 CLAYTON STREET, MONTGOMERY , AL 36104

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Farmington Hills, MI 48334
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INVESTMENT SUMMARY

List Price:	$4,662,000
Current NOI:	$307,523.76
Initial Cap Rate:	6.60%
Land Acreage - Lofts at Cottage Hill:	1.94
Land Acreage - Dollar General Market:	1.77
Year Built/Renovated - The Lofts at Cottage:	1946/2023/2025
Year Built/Renovated - Dollar General Market:	2022/NA
Building Size - The Lofts at Cottage Hill:	26,360 SF
Building Size - Dollar General Market:	12,668 SF
Lease Type - The Lofts at Cottage Hill:	Gross
Lease Type - Dollar General Market:	Absolute Net Lease
Total Loan Amount:	$2,519,964
Total Down Payment:	$2,142,036
Total Debt Service:	$195,469
Net Cash Flow:	$112,054.76
Cash-on-Cash Flow:	5.23%

INVESTMENT OFFERING

Fortis Net Lease & Partners Realty is pleased to offer this assumable debt portfolio consisting of a 12,668sf Dollar General Market located in Brookport, IL and a 40-unit apartment located in Montgomery, AL. This portfolio offers the best of both worlds; stabilized income via a zero landlord responsibility 10.5 year lease with Dollar General and a 40-unit apartment complex. The apartment complex allows for NOI growth via the 'RUBS' method, paid preferred parking, short term rentals, coin operated laundry, etc. The stabilized income from the Dollar General helps to balance out down months with lease turnover on the apartments. The combination of properties is a unique fit and allows exposure to two different asset classes that would to compliment each other and provide the seller with increased cashflow consistency than outright ownership of the multifamily property. The purchase price reflects a 6.33% cap rate on $303,925.76 NOI putting the price at $4,804,772

PRICE $4,662,000

CAP RATE 6.60%

LEASE TYPE Absolute Net Lease & Gross

TERM REMAINING Varies By Tenant

INVESTMENT HIGHLIGHTS

- Stabilized Rental Income with Potential for Rent Growth
- Absolute Net Lease for Dollar General Requires Zero Landlord Responsibilities
- **Guaranteed Income from Dollar General for 11.5 Years**
- Dollar General is an Investment Grade Tenant - "BBB"
- Oversized Dollar General Market Carries Meat & Produce
- **Recent Renovations on The Lofts at Cottage Hill Over $1M**
- Strong Economic Growth in Montgomery, AL
- Ability to Increase NOI Annually at The Lofts of Cottage Hill Through Various Methods
- 5 Mile Demos: DG - 23,535 | The Lofts - 102,841

DOLLAR GENERAL MARKET

704 OHIO STREET, BROOKPORT, IL 62910

FORTIS NET LEASE™

INVESTMENT SUMMARY – ASSUMABLE DEBT

List Price:	$1,420,578
Current NOI:	$92,378
Initial Cap Rate:	6.50%
Land Acreage:	+/- 1.77
Year Built	2022
Building Size:	12,668 SF
Price PSF:	$112.14
Lease Type:	Absolute NNN
Lease Term:	15 Years
Loan Amount:	$969,964
Down Payment Amount:	$450,613.85
Interest Rate:	5.80% to 4/8/2030 Then 3Yr UST Min 5.80%
Annual Debt Service:	$68,965
Net Cash Flow:	$23,413

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 2022 BTS, 12,668 SF. Dollar General Market store located in Brookport, Illinois. The property offers a 15 year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains five (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 opened for business in October 2022.

This Dollar General is highly visible as it is strategically positioned on the corner of E 7th Street and Ohio Street which sees 5,075 cars per day, and is on the Illinois/Kentucky state border. This being a DG Market store shows Dollar General's commitment & Confidence to this market area. The five mile population from the site is 23,535 and the one mile average household income is $53,471 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 6.50% cap rate based on NOI of $92,377.56.

PRICE $1,420,578

CAP RATE 6.50%

LEASE TYPE Absolute NNN

TERM REMAINING 11.5 Years

INVESTMENT HIGHLIGHTS

- Absolute (NNN) Lease
- Zero Landlord Responsibilities
- DG Market Store | Larger Footprint | Sells Meats & Produce
- Five (5 Year) Options | 10% Rental Increase At Each Option
- Now Open | October 2022
- Five Mile Population 23,535
- One Mile Household Income $53,471
- 5,075 Cars Per Day on Ohio Street
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 32 Consecutive Years of Same Store Sales Growth
- Limited Competition | Next Dollar Store in IL 7 Miles Away

DOLLAR GENERAL MARKET

704 OHIO STREET, BROOKPORT, IL 62910

FINANCIAL SUMMARY

INCOME		PER SF
Rent	$92,377.56	$7.29
Gross Income	**$92,377.56**	**$7.29**

EXPENSE		PER SF
Expenses	$0	$0.00
Gross Expenses	**$0**	**$0.00**

NET OPERATING INCOME	**$92,377.56**	**$7.29**

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	1.77
Building Size:	12,668 SF
Traffic Count:	5,075
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
# of Parking Spaces	50
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General Market
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	$92,377.56
Rent PSF:	$7.29
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	10/27/2022
Lease Expiration Date:	10/31/2037
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Corporate
Lease Guarantor Strength:	BBB
Tenant Website:	www.dollargeneral.com

GROSS SALES: $34.2 BILLION

STORE COUNT: 18,000+

GUARANTOR: CORPORATE

S&P: BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General Market	12,668	10/27/2022	10/31/2037	$92,377.56	100.0	$7.29
Totals/Averages	**12,668**			**$92,377.56**		**$7.29**

TOTAL SF
12,668

TOTAL ANNUAL RENT
$92,377.56

OCCUPANCY RATE
100%

AVERAGE RENT/SF
$7.29

NUMBER OF TENANTS
1

2.8% INCREASE
IN NET SALES Q4

1,110 STORES
OPENING IN 2022

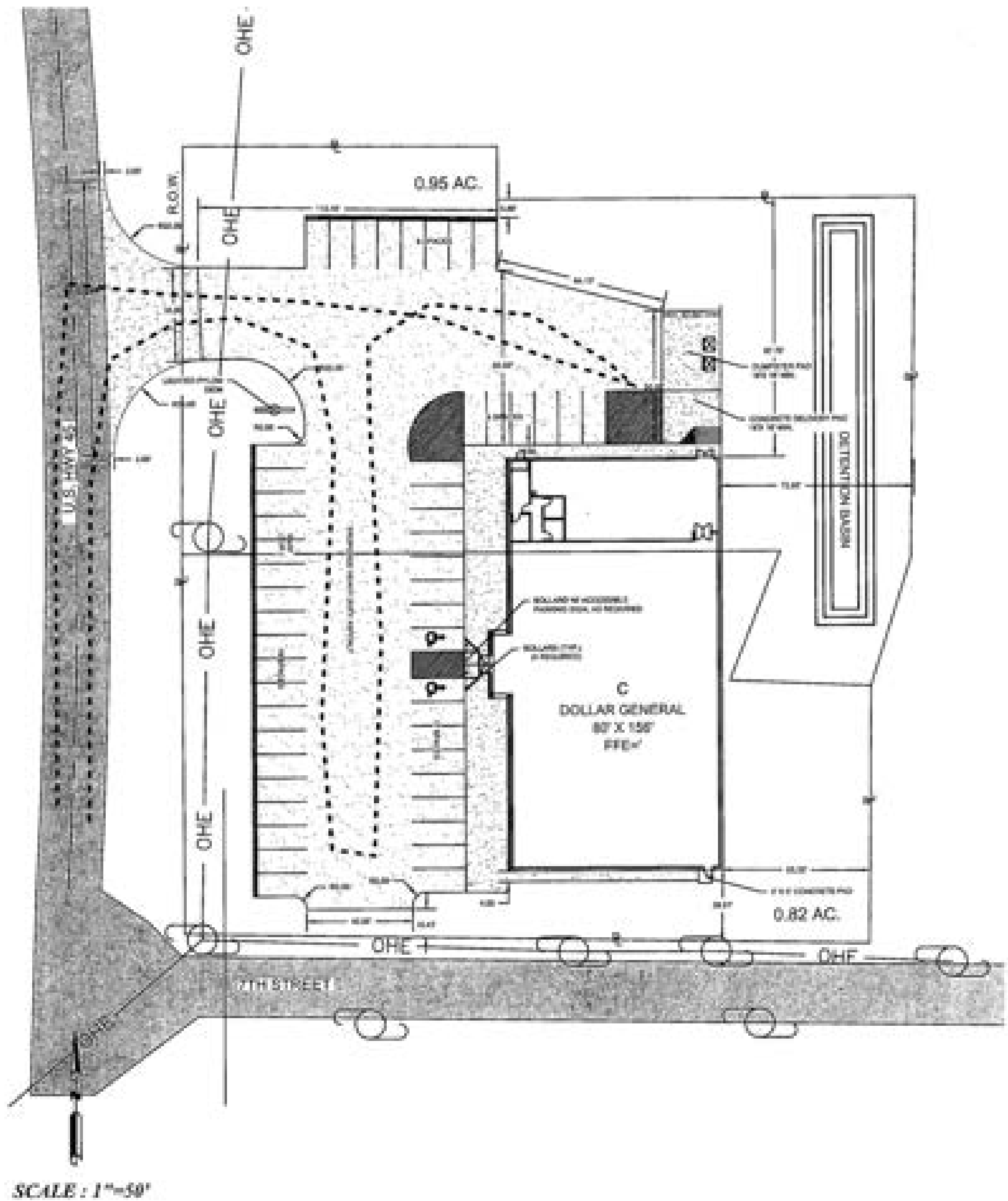
$34.2 BIL
IN SALES

83 YEARS
IN BUSINESS

31 YEARS
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 18,000+ stores with more than 140,000 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, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. 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.

18,000+ STORES ACROSS 47 STATES



OHE
0.95 AC.
R.O.W.
U.S. HWY 45
DETENTION BASIN
C
DOLLAR GENERAL
80' X 156'
FFE=
0.82 AC.
7TH STREET
SCALE : 1"=50'

DG market
NOW OPEN

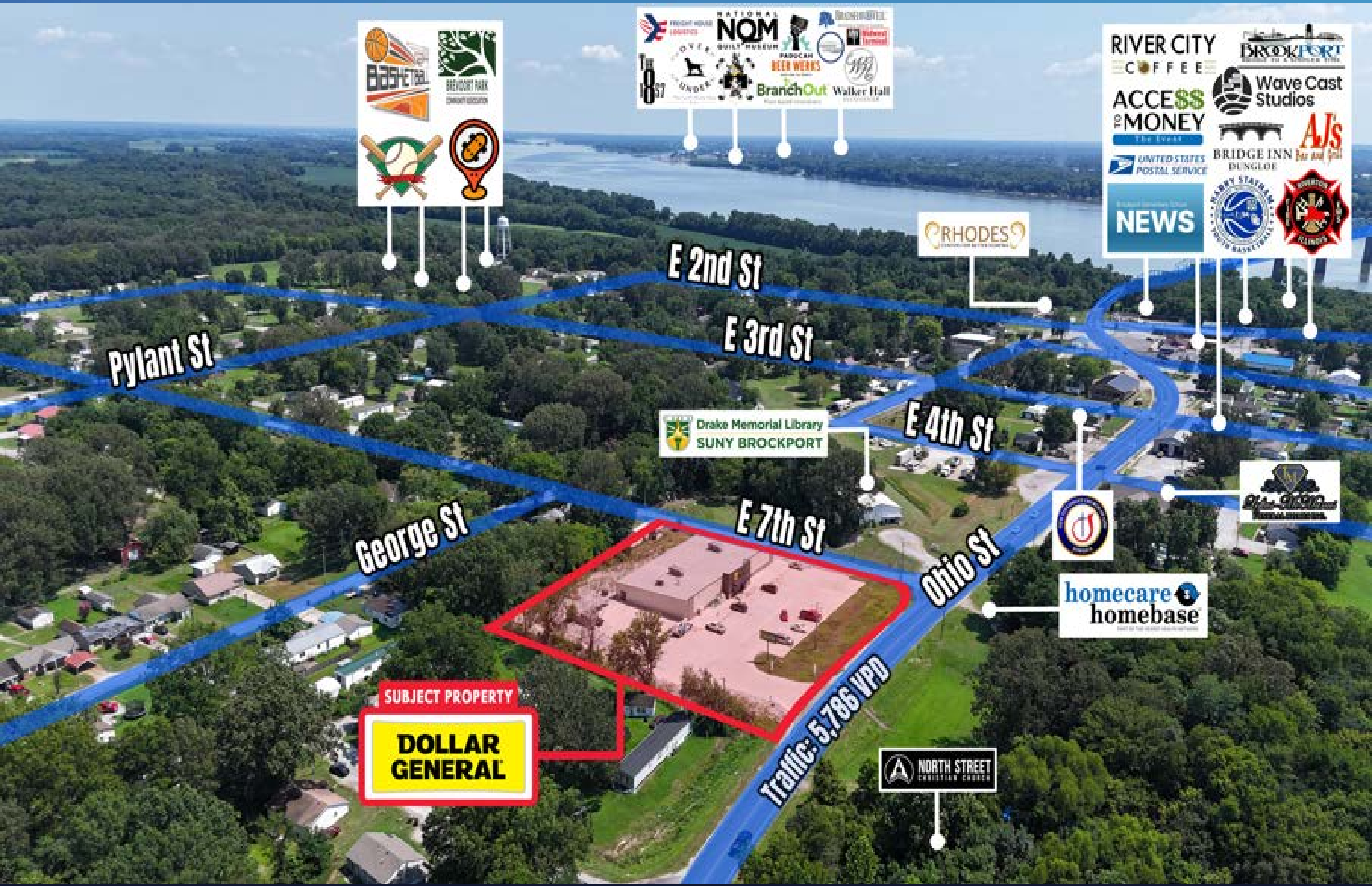
DOLLAR GENERAL MARKET

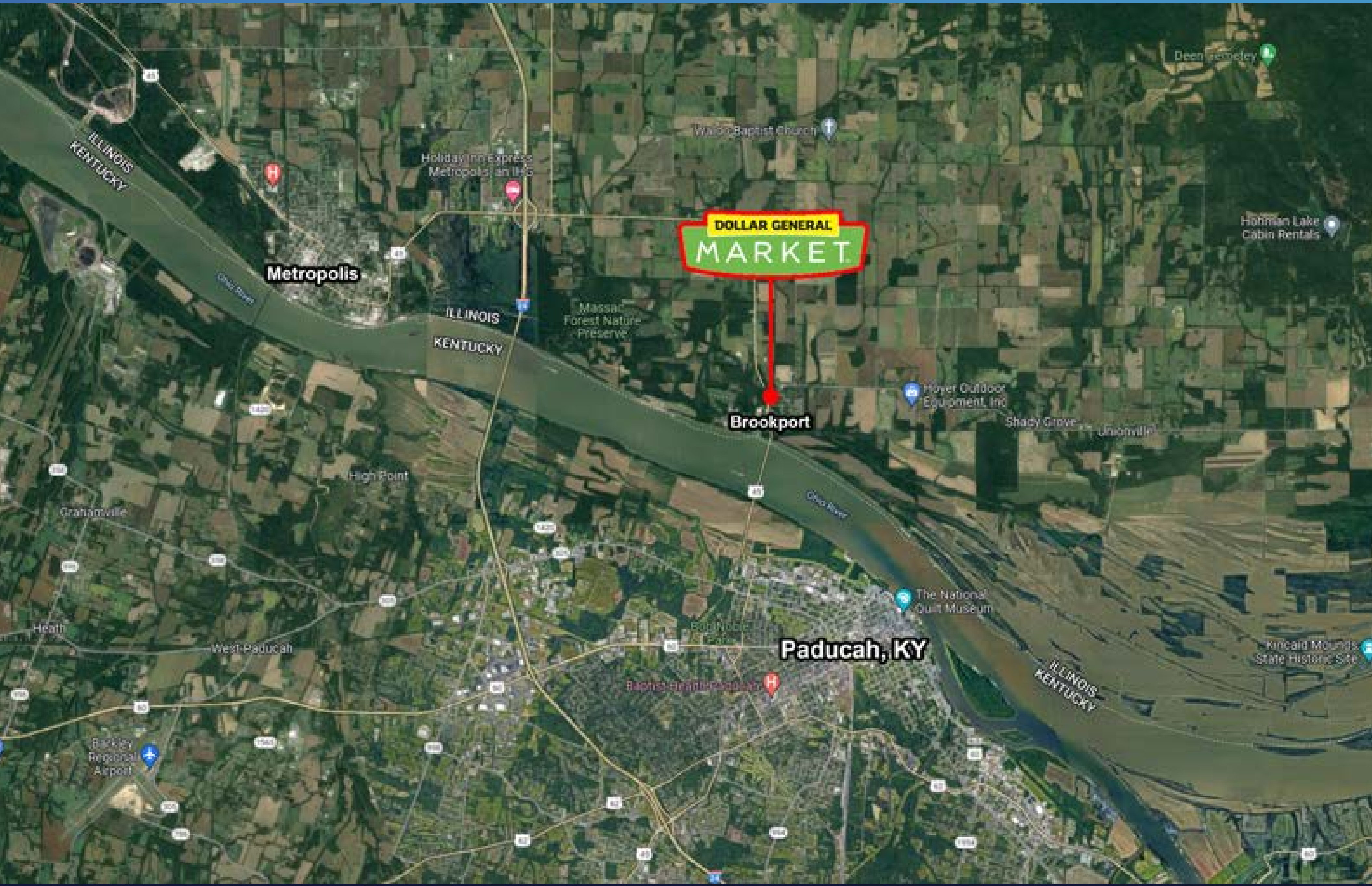
704 OHIO STREET, BROOKPORT, IL 62910

FORTIS NET LEASE

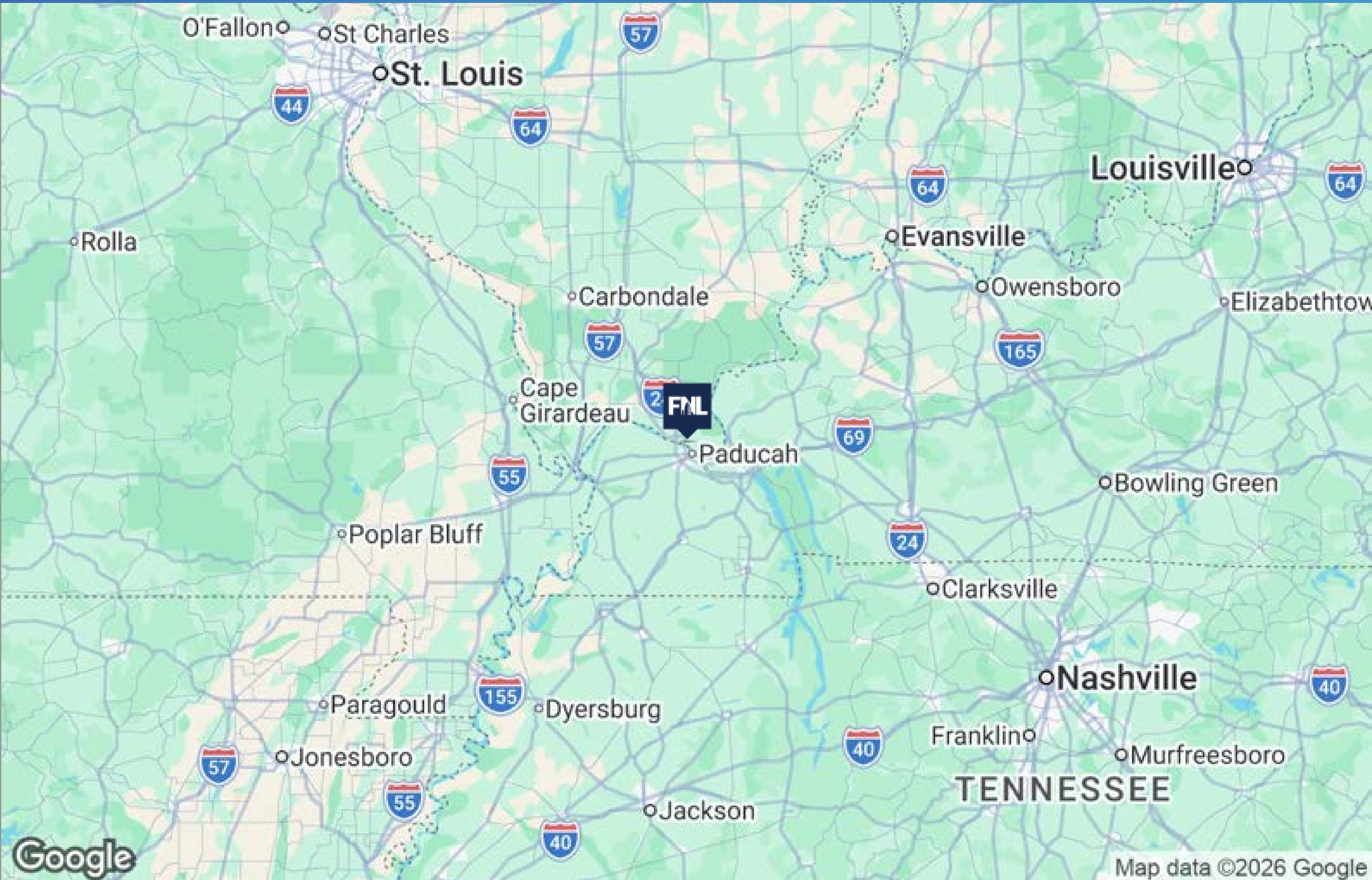
PLAZA TIRE SERVICE
DG
SONIC
O'Reilly AUTO PARTS
Linwood
THE BODY SHOP
3rd Street Boat Ramp
BFMC
UNITY
NORTH STREET
Interstate Rest Area
KTR
METCO
JASON'S
Small Engine Service
SUBJECT PROPERTY
DOLLAR GENERAL
Crockett St
BRIDGE CHURCH
homecare homebase
Traffic: 5,786 VPD
W 5th St
45
Ohio St
E 8th St
Brookport Elementary School
BOAT LAUNCH
Drake Memorial Library
SUNY BROCKPORT
George St
E 7th St
SKATE PARK

HOYER OUTDOOR EQUIPMENT
Pell Rd
E 8th St
Pylant St
E 7th St
George St
E 8th St
E 7th St
JASON'S
BRIDGECHURCH
Traffic: 5,786 VPD
45
Drake Memorial Library
SUNY BROCKPORT
ACCESS MONEY
UNITED STATES POSTAL SERVICE
BROOKPORT
BRIDGE INN
DUNGLOE
RHODES
SUBJECT PROPERTY
DOLLAR GENERAL
homecare homebase
Ohio St


RIVER CITY COFFEE
BROOKPORT
Wave Cast Studios
ACCESS TO MONEY
UNITED STATES POSTAL SERVICE
BRIDGE INN
AJ's
NEWS
NQM
BranchOut
Walker Hall
RHODES
E 2nd St
E 3rd St
Pylant St
Drake Memorial Library
SUNY BROCKPORT
E 4th St
George St
E 7th St
Ohio St
homecare homebase
SUBJECT PROPERTY
DOLLAR GENERAL
Traffic: 5,786 VPD
NORTH STREET



DOLLAR GENERAL
MARKET
Metropolis
Brookport
Paducah, KY
ILLINOIS
KENTUCKY
Holiday Inn Express Metropolis, an IHG
Massac Forest Nature Preserve
Waldo Baptist Church
Hover Outdoor Equipment, Inc
Shady Grove
Unionville
High Point
Grahamville
Heath
West Paducah
The National Quilt Museum
Kincaid Mounds State Historic Site
Hoffman Lake Cabin Rentals
Barkley Regional Airport



O'Fallon
St Charles
St. Louis
Rolla
Carbondale
Cape Girardeau
Paducah
Evansville
Owensboro
Louisville
Elizabethtow
Bowling Green
Poplar Bluff
Clarksville
Nashville
Paragould
Dyersburg
Jonesboro
Franklin
Murfreesboro
TENNESSEE
Jackson
FNL
57
44
64
165
69
55
24
155
40
Google
Map data ©2026 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2022	945	4,948	23,535
Median Age	44.3	40.8	41.5
# Of Persons Per HH	2.5	2.3	2.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	383	2,120	10,480
Average HH Income	$53,471	$48,823	$58,614
Median House Value	$70,883	$75,182	$96,277
Consumer Spending	$9.9 M	$47.1 M	$250 M

Brookport, Illinois, a charming town of about 1,000 residents along the Ohio River, is an ideal location for a Dollar General investment. Founded in 1855 and historically tied to river trade, this tight-knit community is just 10 miles from Paducah, Kentucky, offering access to a broader regional market while retaining the low operational costs of a rural setting. The local economy is showing steady growth, driven by increasing demand for convenient retail and supported by Massac County's focus on infrastructure and community development, making Brookport a stable and promising market for commercial investment.Investing in the Dollar General Market at 704 Ohio Street, a 12,688 SF store operating under a 15-year Absolute NNN lease since October 2022, ensures low-maintenance & predictable returns. With limited retail competition and a wide range of affordable products, including fresh groceries, the store serves as a vital community hub, meeting the daily needs of budget-conscious residents. Brookport's supportive business environment and Dollar General's proven brand make this a compelling opportunity for long-term, high-yield returns in a growing rural economy.

INVESTMENT SUMMARY

List Price:	$3,241,320
Current NOI:	$215,547.76
Initial Cap Rate:	6.65%
Land Acreage:	1.94
Year Built/Renovated:	1946/2020
Building Size:	26,360 SF
Price PSF:	$122.96
Lease Type:	Gross
Lease Term:	Varies by Tenant
Loan Amount:	$1,838,000
Down Payment Amount:	$1,403,320
Interest Rate:	5.59% - Until April 2033 | 30 Yr Amortization
Annual Debt Service:	$126,504
Net Cash Flow:	$89,043.76
Cash-on-Cash:	6.35%

PRICE $3,241,320

CAP RATE 6.65%

LEASE TYPE Gross

TERM REMAINING Varies by Tenant

INVESTMENT OFFERING

Fortis Net Lease and Partners Realty are pleased to present for sale a 40-unit multifamily property in Montgomery, Alabama. Situated in a quiet, historic neighborhood just minutes from downtown Montgomery, this well-maintained 40-unit multifamily property offers an exceptional investment opportunity with strong, stable returns. Boasting consistently high occupancy rates of over 94%, the complex benefits from a desirable location with easy access to downtown restaurants, entertainment, and Maxwell Air Force Base.

Recent improvements—including fresh landscaping, new roof installation, and exterior painting—enhance curb appeal and minimize near-term capital expenditures. Professional property management is already in place, ensuring smooth day-to-day operations and tenant satisfaction.

INVESTMENT HIGHLIGHTS

- 26,360 SF Building
- 40 Units
- Built in 1946/Renovated 2023/2025
- 660 SF Average Per Unit
- Average of 94% Occupancy
- Over $1M in Renovations & Upgrades in Recent 5 Years
- Consistent Rent Growth Over Current Ownership Hold Period
- Ability to Apply 'RUBS' Method to Further Enhance NOI
- Strong 5 Mile Demographics & Economic Growth
- Maxwell-Gunter Air Force Base - $2.6B Annual Economic Impact
- Hyundai Motor Manufacturing - 14,000 Jobs Regionally
- META Platforms Announced $800M Data Center Investment
- $94M Inland Port Broke Ground in Early 2025

INCOME SUMMARY

Gross Scheduled Income	$336,620.49
Other Income	$13,643.57
Vacancy Factor Deduction	**$0.00**
Gross Income	**$350,264.06**

EXPENSE SUMMARY

Fees &/or Licenses	$869.00
Appliance Repairs	$845.81
Carpentry/ Sheetrock	$225.00
Electrical	$1,003.00
General Repairs/ Supplies	$13,460.00
Glass, Screens, Entries	$525.00
Heat and Air	$7,091.00
Plumbing	$7,500.00
Blinds	$70.00
Cleaning	$2,175.00
Eviction/Set-Out	$314.90
Locks and Hardware	$543.13
Painting- Interior	$1,575.00
Pest/ Animal Control	$2,120.00
Landscaping Maintenance/ Grass	$10,067.50
Electric & Gas	$5,091.82
Trash & Dumpsters	$11,008.50
Water & Sewer	$5,948.72
Legal Expense	$488.81
Management Fee (5%)	$17,665.71
Property Insurance	$20,310.40
Property Tax	$26,190.00
Gross Expenses	**$135,088.30**

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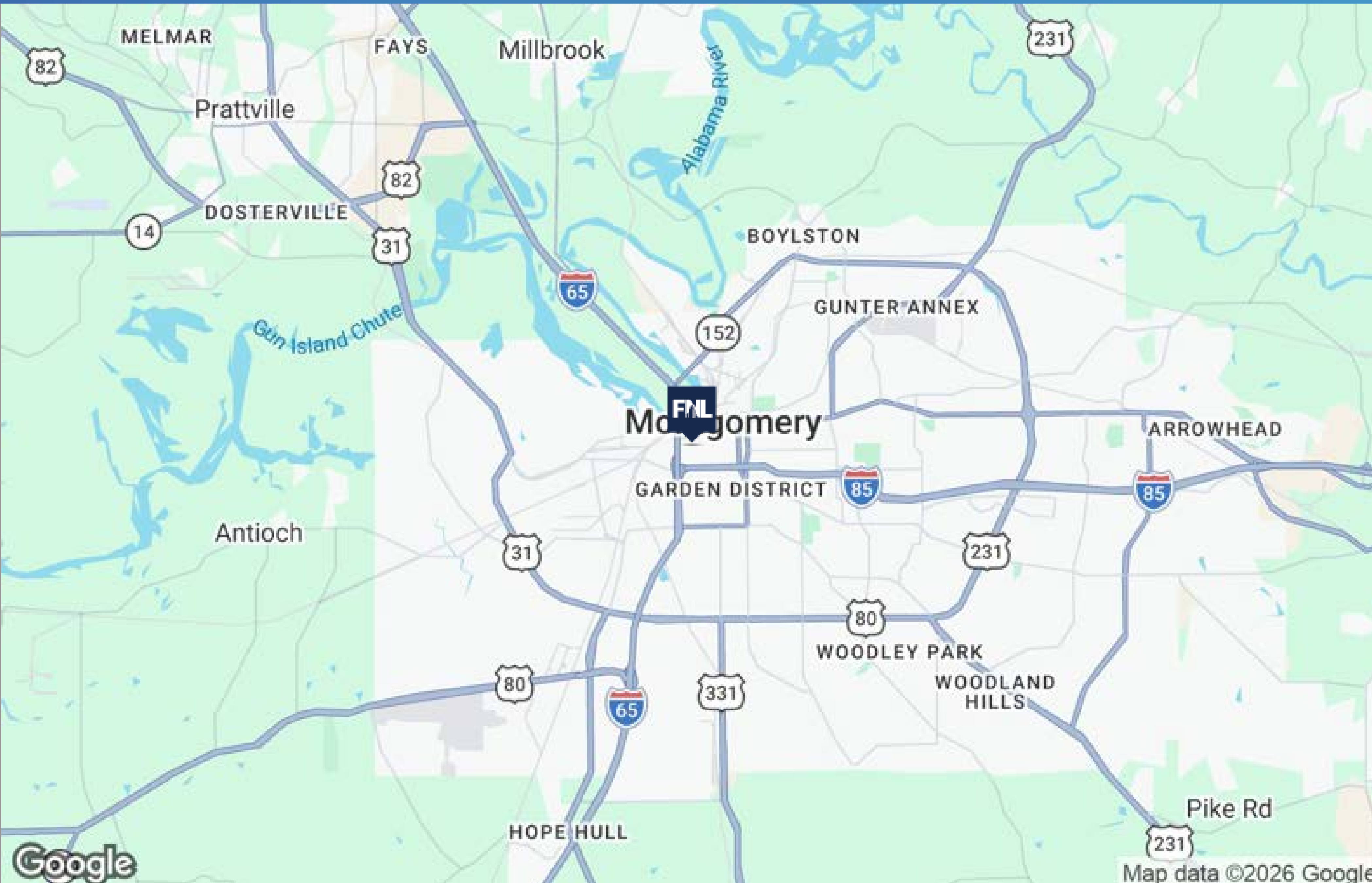
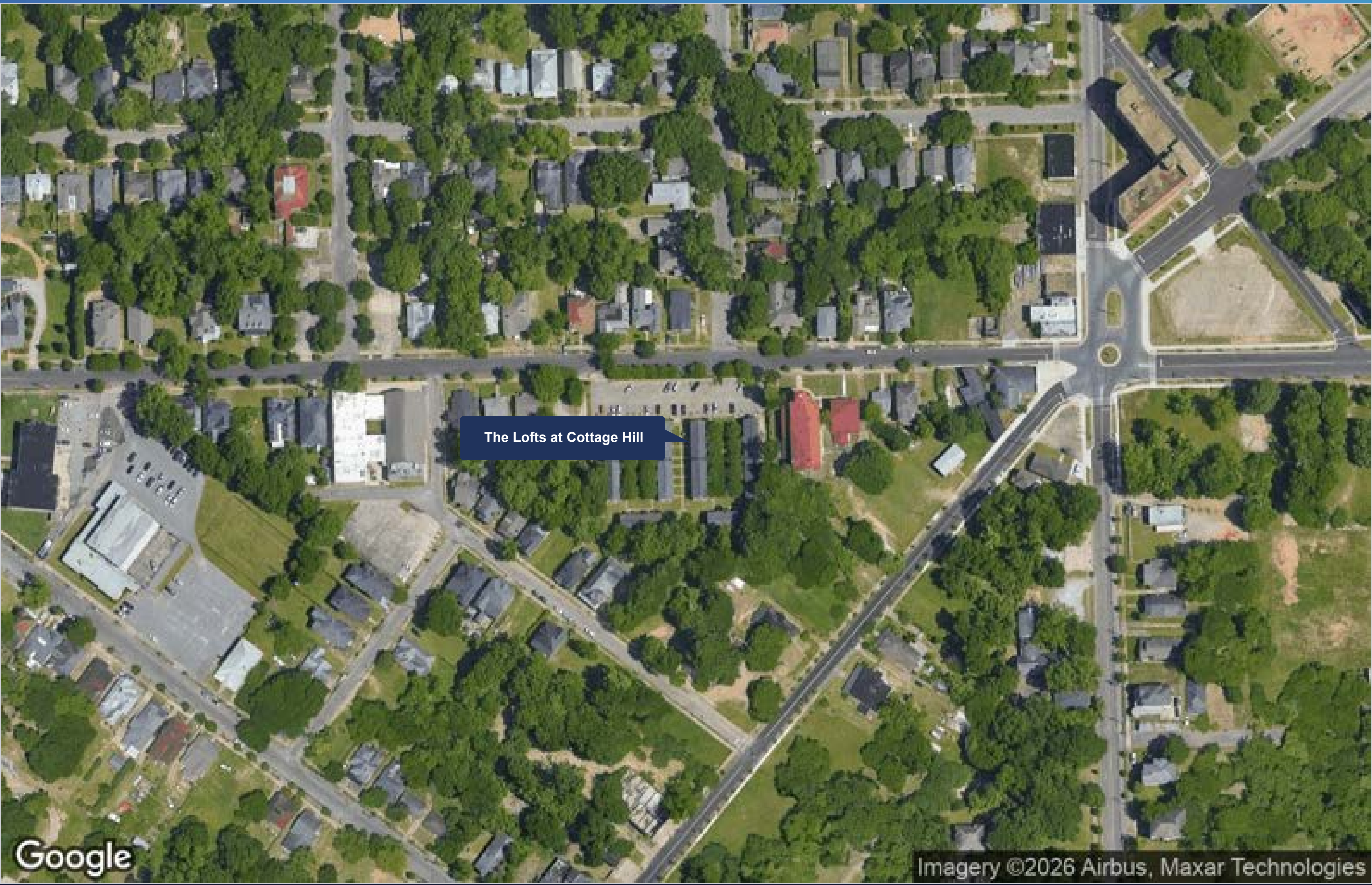
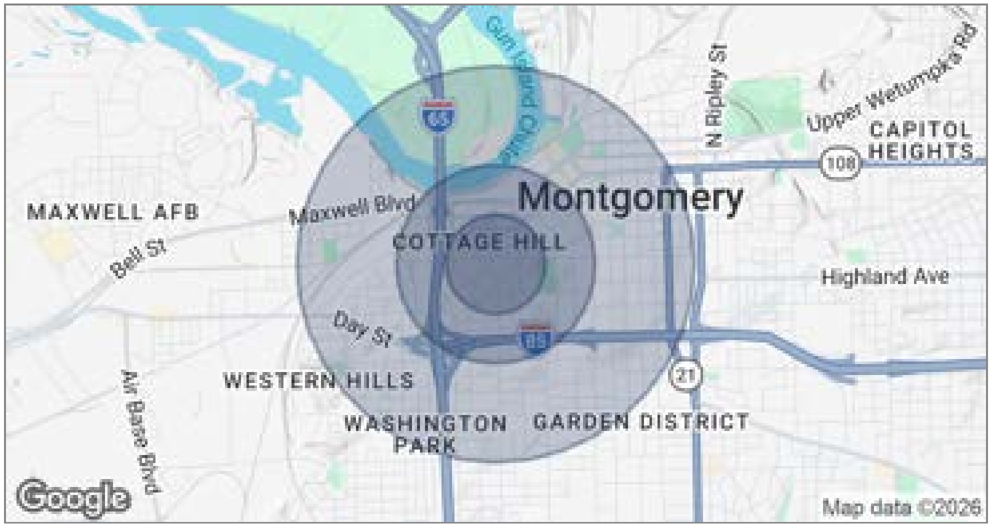

MELMAR
FAYS
Millbrook
Alabama River
231
82
Prattville
82
DOSTERVILLE
14
31
BOYLSTON
65
GUNTER ANNEX
Gun Island Chute
152
FNL
Mo
gomery
ARROWHEAD
GARDEN DISTRICT
85
85
Antioch
31
231
80
WOODLEY PARK
WOODLAND HILLS
80
65
331
Pike Rd
HOPE HULL
231
Google
Map data ©2026 Google


The Lofts at Cottage Hill
Google
Imagery ©2026 Airbus, Maxar Technologies

POPULATION	1 MILES	3 MILES	5 MILE
Total Population 2025	6,154	49,068	102,841
Total Population 2030	6,511	50,394	103,575
Median Age	40.2	36.8	37.7
# of Persons per HH	1.9	2.2	2.3

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILE
Total Households 2025	2,768	19,531	41,291
Average HH income	$52,114	$59,622	$66,033
Median House Value	$90,041	$93,376	$124,888
Consumer Spending	$49.3M	$414.8M	$963.9M

Montgomery, Alabama is one of the South's most compelling multifamily markets, driven by a powerful mix of defense, manufacturing, and technology investment. Maxwell-Gunter Air Force Base generates a $2.6 billion annual economic impact, cycling thousands of military personnel and civilian workers through the market each year who need quality rental housing. Hyundai Motor Manufacturing supports over 14,000 jobs regionally, Meta Platforms recently announced an $800 million data center investment, and a new $94 million Inland Port broke ground in early 2025 — all adding to a workforce that rents. The Montgomery MSA reached 385,000 residents in 2025 and continues to grow, while the capital region ranked among the Top 10 in the U.S. for project growth along the I-85 corridor. With a homeownership rate of just 54%, nearly half of all Montgomery households are renters — providing a deep, stable tenant pool for multifamily assets. Average rents remain 45% below the national average, keeping demand strong, turnover low, and occupancy resilient. Limited new supply has kept existing well-located properties in a dominant competitive position. The Lofts at Cottage Hill sits at the center of this momentum — a stabilized asset in a market built for long-term multifamily performance.



TOTAL SALES VOLUME	PROPERTIES SOLD	BROKER & BUYER REACH	STATES SOLD IN
$10B+	4,500+	400K+	46

Click to Meet Team Fortis

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