



RETAIL PROPERTY FOR SALE

SUBJECT PROPERTY

DOLLAR GENERAL

243 S. Cecil St., Bonduel, WI 54107

Exclusively listed by:

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DOLLAR GENERAL

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1st St



S Cecil St

SUBWAY

AERIAL

DOLLAR GENERAL

243 S. Cecil St. | Bonduel, WI 54107

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE \$395,025

CAP RATE 8.0%

INVESTMENT SUMMARY

NOI:	\$31,522
Price / SF:	\$41.31
Building Size:	9,563 SF
Land Acreage:	1.78 Acres
Year Built:	1975

LEASE SUMMARY

Lease Type:	NN
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Original Lease Term:	5 Years
Term Remaining:	6 Years
Commencement Date:	03/1/2006
Term Expiration:	02/28/2026
Options:	Three (3) 5-Year Options
Increases:	In Options (8% Every 5 Years)
Guarantor:	Corporate

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Original 5 Year Lease Commenced in March 2006 | 14 Year Operating History
- Dollar General Has Exercised Early Lease Extensions 3 Times Since Opening Store in March 2006
- 6+ Years Remain on Current Lease (3rd Option Period) | 3 (5) Year Options Remain
- NN Lease Structure | Minimal Landlord Responsibility (Roof, Structure, CAM)
- Corporate Guaranteed By Investment Grade Tenant | Dolgencorp, Inc
- Closest Dollar Store is Over 9 Miles Away
- Low Rent Per SF at \$3.76

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	1,022	8,796	17,354
Total Households	423	3,578	6,888
Average HH Income	\$43,123	\$45,566	\$51,744

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INCOME & EXPENSES

INCOME SUMMARY		PER SF
Rent	\$36,000	\$3.76
CAM (Parking Lot / Landscape) Paid Monthly \$278.92	\$3,347	\$0.35
Gross Income	\$39,347	\$4.11
EXPENSE SUMMARY		PER SF
Landscaping	\$1,825	\$0.19
Snow Plowing	\$6,000	\$0.63
Gross Expenses	\$7,825	\$0.82
Net Operating Income	\$31,522	\$3.30

LEASE ABSTRACT

Maintenance/Repair/Replacement

Landlord Responsibilities:

Exterior of the Premises including, but not limited to the roof, all paved and grass or landscaped areas, foundation, floors, walls, all interior and exterior utility lines and pipes, all other structural portions of the building during the term of this lease and any renewal periods. Snow and ice removal, lighting during hours of darkness when the demised property is open for business, parking lot area paving and striping.

Fixture and Equipment: Lessor shall at all times furnish heating, lighting, plumbing, and air conditioning equipment in the premises and shall be responsible for the entire cost of major repairs and replacement of such equipment.

Maintenance/Repair/Replacement

Tenant Responsibilities:

Plate glass windows and doors. Shall maintain the interior of the premises.

Fixture and Equipment: Lessee shall be responsible for the entire cost of minor repairs and maintenance. Minor repairs are defined as any repairs costing less than \$1,000 per occurrence, and major repairs are defined as any repairs costing \$1,000 and/or more per occurrence.

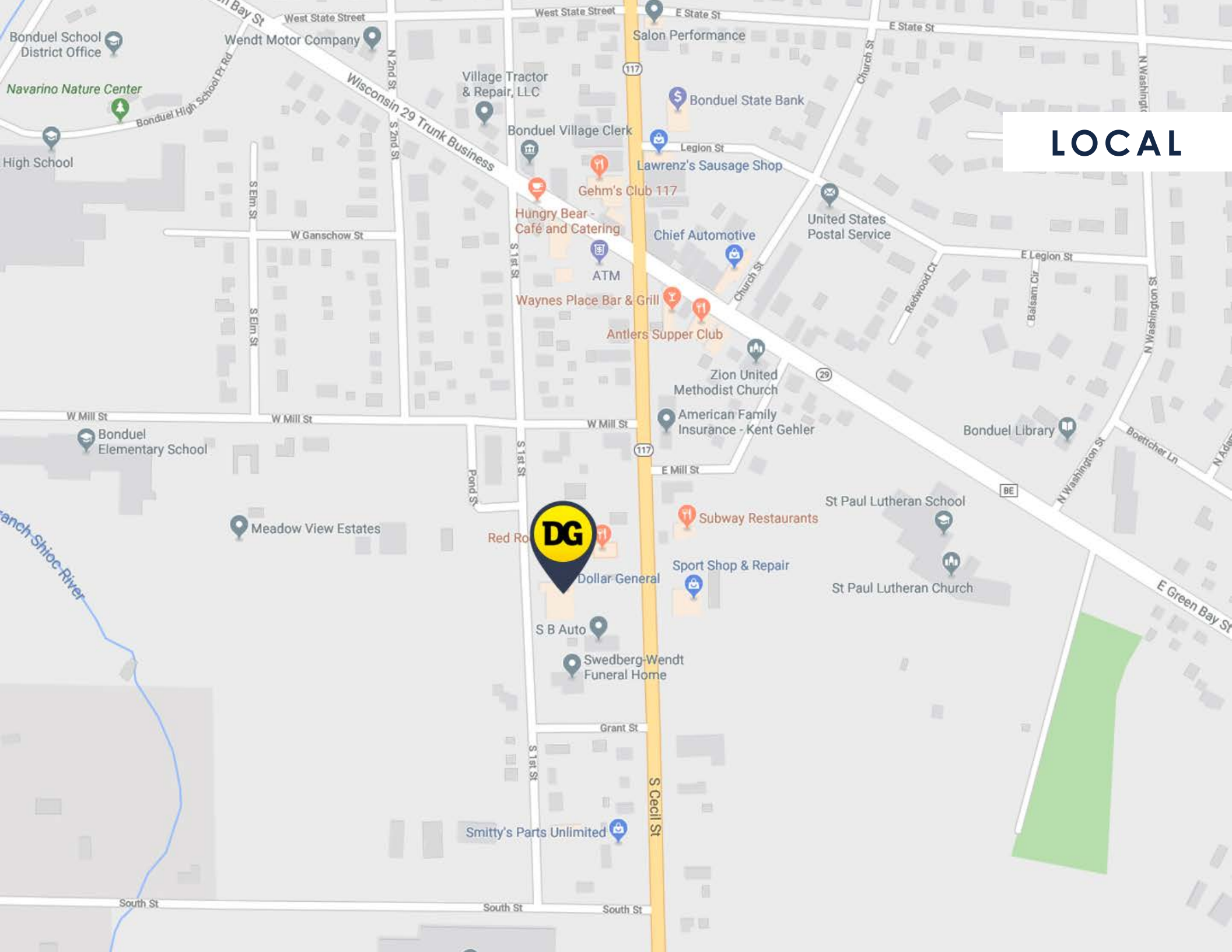
Snow Removal: Lessee agrees to reimburse Lessor for Lessor’s actual cost of snow removal. Lessor will bill Lessee no later than 30 days of receipt of an invoice for such costs

Parking Lot Maintenance: Lessee agrees to pay Lessor \$278.92 per month as Lessee’s sole reimbursement to Lessor for it’s actual cost of care and maintenance om the parking lot. Care and maintenance shall include the maintenance of any grass or landscaped area, as well as lighting, cleaning, security, striping and repairs.

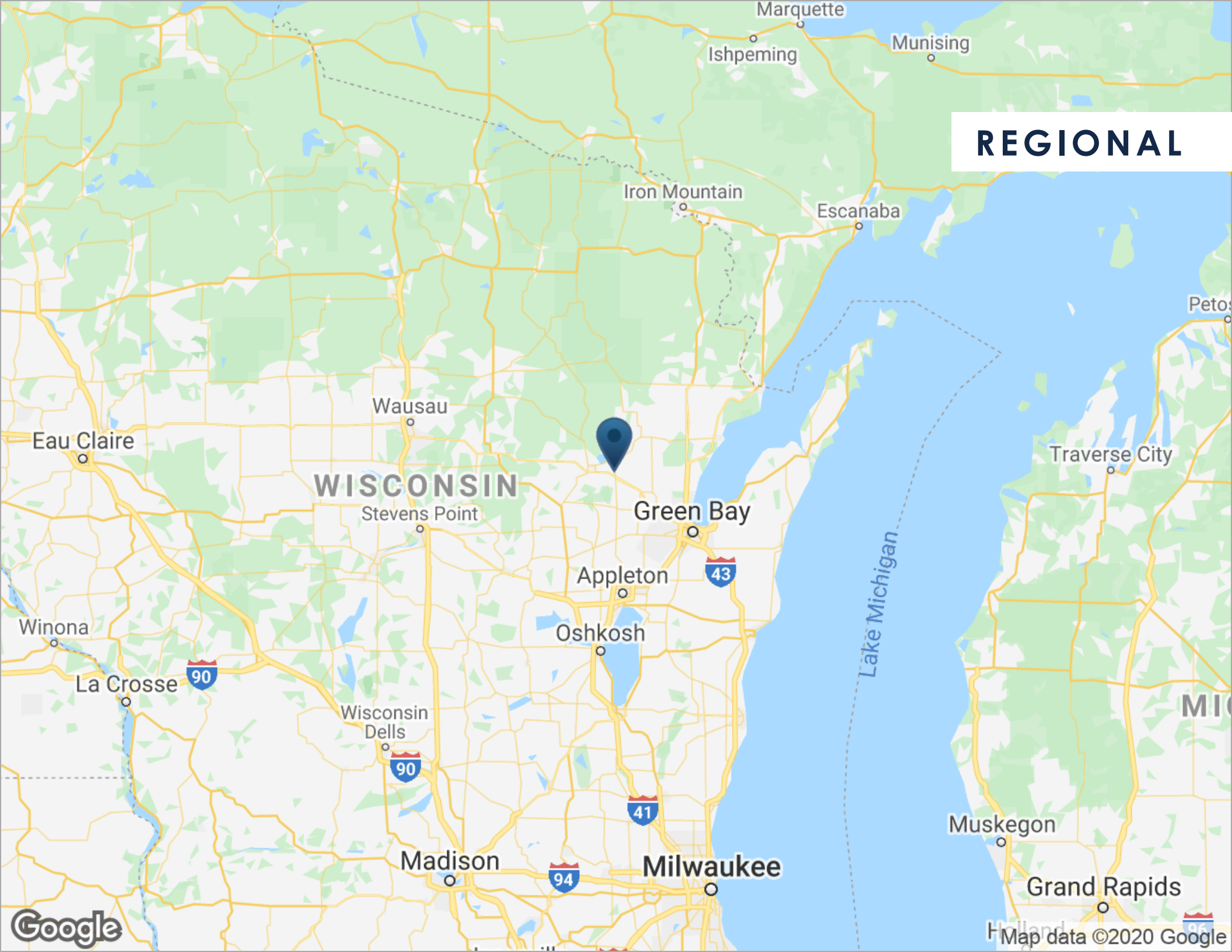
Taxes and Assessments: Lessee shall reimburse Lessor for general real estate taxes (excluding special assessments) paid by Lessor for the demised premises.

Lessor’s Insurance: Lessor agrees to carry comprehensive general liability insurance, including contractual liability, personal and bodily injury, and property damage insurance on the real property, with a combined single limit in an amount sufficient to protect Lessor and Lessee, but in no event will such insurance be in an amount less than a combined single limit of \$2,000,000 per occurrence. Lessor further agrees to maintain fire, casualty and extended coverage insurance on the building in an amount equal to at least 80% of the insurable value of the property. Lessee shall reimburse Lessor for insurance premiums paid by Lessor for the demised premises.

LOCAL



REGIONAL



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LOCATION OVERVIEW



BONDUEL, WISCONSIN

Bonduel is a village in Shawano County, Wisconsin, United States. As founded, the community did not have an officially agreed upon name. Some early news reports called it Hartland Corners, presumably in reference to the surrounding town, named Hartland. The name Bonduel was not established for the community until an application for a post office was made in 1864, at which point "Hartland" was rejected as already being in use as a village name in Wisconsin. Therefore, the village was named Bonduel when the post office was created. The village is named after a Jesuit missionary, the Rev. Florimond Bonduel, who served Wisconsin parishes and who worked with the Menominee Indians, helping them settle on their newly created reservation in 1853.

Bonduel incorporated as a village in 1916. Prior to this time, administrative affairs for the community were managed by the surrounding town of Hartland.

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TENANT PROFILE



OVERVIEW

Company:	Dollar General
Founded:	1939; 80 years ago
Total Revenue:	\$20.369 billion
Net Income:	\$1.165 billion
Number Of Locations:	14,700
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

- The company Cal Turner co-founded went public as **DG Corporation** in 1968
- In 2000 Dollar General opened a new corporate HQ in Goodlettsville, TN
- In 2016, Dollar General announced plans to hire 10,000 new employees

TENANT OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of August 2017, Dollar General operated over 16,500 stores in 45 of the 48 contiguous United States (the exceptions being three states in the northwest: Idaho, Montana, and Washington).

The company first began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky by James Luther Turner and Cal Turner. In 1968 the name changed to Dollar General Corporation and the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2018 reached #123. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$21 billion in 2017.

Dollar General has its origins in Scottsville, Kentucky from James Luther "J.L." Turner and his son Cal Turner. James Turner's father died in an accident in 1902 when James was only 11. James had to quit school and never completed his education so he could work the family farm and help provide for his mother and siblings.

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