



ABSOLUTE NNN DOLLAR GENERAL | NOW OPEN!

REPRESENTATIVE STORE

1831 COUNTY ROAD XX, KRONENWETTER, WI 54455

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

BENJAMIN SCHULTZ
SENIOR DIRECTOR
D: 248.254.3409
BSCHULTZ@FORTISNETLEASE.COM

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

BENJAMIN SCHULTZ

SENIOR DIRECTOR
D: 248.254.3409
BSCHULTZ@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY, INC.
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.657.3645

INVESTMENT SUMMARY

List Price:	\$1,730,692
Current NOI:	\$89,996.00
Initial Cap Rate:	5.20%
Land Acreage:	2.0 +/-
Year Built	2021
Building Size:	9,100 SF
Price PSF:	\$190.19
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.20%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 9,100 SF. Dollar General store located in Kronenwetter, Wisconsin. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 4 (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 has finished construction & opened for business on 7/16/2021.

This Dollar General is highly visible as it is strategically positioned on County Road XX which sees 4,301 cars per day, just off the I-39 exit, which sees 33,893 cars per day. Nestled amongst area retailers and residential homes, the five mile population from the site is 31,510 while the one mile average household income \$104,517 per year, making this location ideal for a Dollar General. The area is also experiencing steady growth. 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 5.20% cap rate based on NOI of \$89,996.



PRICE \$1,730,692



CAP RATE 5.20%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **Brand New 2021 BTS Construction | Now Open!**
- **Located Just off the I-39 Exit Seeing 33,893 VPD**
- 4 (5 Year) Options | 10% Increases At Each Option
- **One Mile Household Income \$104,517**
- **Five Mile Population 31,510 With Steady Growth**
- **4,301 Cars Per Day on County Road XX**
- Investment Grade Dollar Store With “BBB” Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **Nestled Among Residential Area, Local Retailers, and Industrial**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$89,996.00	\$9.89
Gross Income	\$89,996.00	\$9.89
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$89,996.00	\$9.89

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.0 +/- Acres
Building Size:	9,100 SF
Traffic Count:	4,301
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:	\$89,996.00
Rent PSF:	\$9.89
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	7/16/2021
Lease Expiration Date:	7/31/2036
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$33.7 BILLION



STORE COUNT:
17,000+



GUARANTOR:
DG CORP

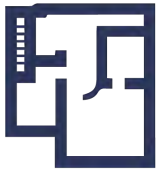


S&P:
BBB

DOLLAR GENERAL

1831 COUNTY ROAD XX, KRONENWETTER, WI 54455 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	7/16/2021	7/31/2036	\$89,996.00	100.0	\$9.89
			Option 1	\$98,995.60		\$10.88
			Option 2	\$108,895.16		\$11.97
			Option 3	\$119,784.68		\$13.16
			Option 4	\$131,763.14		\$14.48
Totals/Averages	9,100			\$89,996.00		\$9.89



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$89,996



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$9.89



NUMBER OF TENANTS
1



DOLLAR GENERAL

1831 COUNTY ROAD XX, KRONENWETTER, WI 54455

 FORTIS NET LEASE™



55% NET INCOME

INCREASE FROM 19-20



1,050 STORES

OPENING IN 2021



\$33.7 BIL

IN SALES



82 YEARS

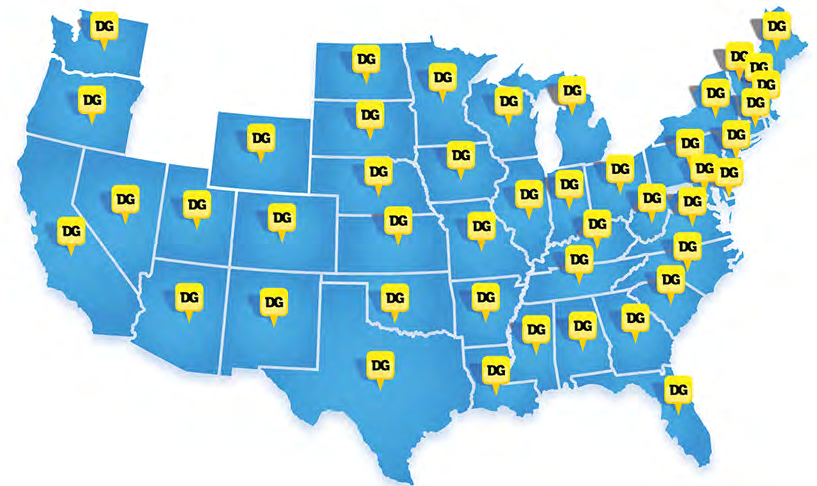
IN BUSINESS



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 17,000+ stores with more than 140,000 employees, located across 44 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 1,000 new stores in 2020, and planning to open an additional 1,050 in 2021. 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.



17,000+ STORES ACROSS 46 STATES



PROXIMITY TO POINTS OF INTEREST



**Central
Wisconsin
Airport
7 Miles**



**Green Bay,
Wisconsin
94 Miles**



**Milwaukee,
Wisconsin
181 Miles**

DOLLAR GENERAL®

DOLLAR GENERAL

1831 COUNTY ROAD XX, KRONENWETTER, WI 54455

 FORTIS NET LEASE™



1831 COUNTY ROAD XX, KRONENWETTER, WI 54455 



A growing community with a diverse economy and quality infrastructure, championed by the people of the Village.

The Village of Kronenwetter (pop. 8,158) is located in Marathon County in Central Wisconsin, approximately 8 miles south of the City of Wausau. The urbanized, residential neighborhoods of Kronenwetter's northwest slowly transform into the rural beauty of the Village's forests and agricultural land. The population of Kronenwetter has grown from 5,369 in 2000 to 7,616 in 2017. This 41% increase makes Kronenwetter one of the fastest growing communities in Central Wisconsin.

Prior to the formation of the town of Kronenwetter, the area was composed of several small settlements. Around 1855, a Native American named Keeler dug a canal, rerouting the Bull Jr. Creek over a drop to power a small sawmill he built. Other buildings were built, and the area became known as Keelerville. In 1857, Sebastian Kronenwetter moved to the area and purchased the Keelerville sawmill, making it quite successful. In the years to follow, Kronenwetter continued his success, owning a hotel and building a sawmill in what is now the

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2021	2,831	14,601	31,510
Total Population 2026	2,888	14,811	31,855
Population Growth Rate	2.01%	1.44%	1.10%
Median Age	38.0	41.0	40.5
# Of Persons Per HH	2.8	2.6	2.5
HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total Households	1,022	5,536	12,516
Average HH Income	\$104,517	\$96,433	\$85,828
Median House Value	\$170,884	\$171,147	\$166,501
Consumer Spending	\$38 M	\$195.2 M	\$402.6 M





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,300+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

BENJAMIN SCHULTZ

SENIOR DIRECTOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM