



UPGRADED DOLLAR GENERAL | 2021 BTS

ACTUAL STORE

1324 COUNTY RD DK, BRUSSELS, WI 54204

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,637,192
Current NOI:	\$85,134.00
Initial Cap Rate:	5.20%
Land Acreage:	+/- 1.245
Year Built	2021
Building Size:	9,100 SF
Price PSF:	\$179.91
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.20%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 2021 BTS, 9,100 SF. Upgraded All Brick Dollar General store located in Brussels, Wisconsin. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 4 (5 Year) 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 been open and operating successfully since November 2021.

This Dollar General is highly visible as it is strategically positioned on County Road DK adjacent to a gas station. It is the only dollar store serving the community. The ten mile population from the site is 6,710 while the three mile average household income is \$81,093 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 5.20% caprate based on NOI of \$85,134.



PRICE \$1,637,192



CAP RATE 5.20%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **2021 BTS Construction | Upgraded All Brick Design**
- **Concrete Parking Lot | Now Open!**
- 4 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$81,093
- Ten Mile Population 6,710
- **Adjacent to Gas Station | Only Dollar Store Serving the Community**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **No Competition Within 18+ Miles!**

UPGRADED DOLLAR GENERAL

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$85,134.00	\$9.36
Gross Income	\$85,134.00	\$9.36
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$85,134.00	\$9.36

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	+/- 1.245 Acres
Building Size:	9,100 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded All Brick
Parking Lot:	Concrete
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$85,134.00
Rent PSF:	\$9.36
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	11/6/2021
Lease Expiration Date:	11/30/2036
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



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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	11/6/2021	11/30/2036	\$85,134	100.0	\$9.36
			Option 1	\$93,647		\$10.29
			Option 2	\$103,012		\$11.32
			Option 3	\$113,313		\$12.45
			Option 4	\$124,644		\$13.69
Totals/Averages	9,100			\$85,134		\$9.36



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$85,134.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.36



NUMBER OF TENANTS
1

UPGRADED DOLLAR GENERAL

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 FORTIS NET LEASE™



55% NET INCOME
INCREASE FROM 19-20



1,050 STORES
OPENING IN 2021



\$33.7 BIL
IN SALES

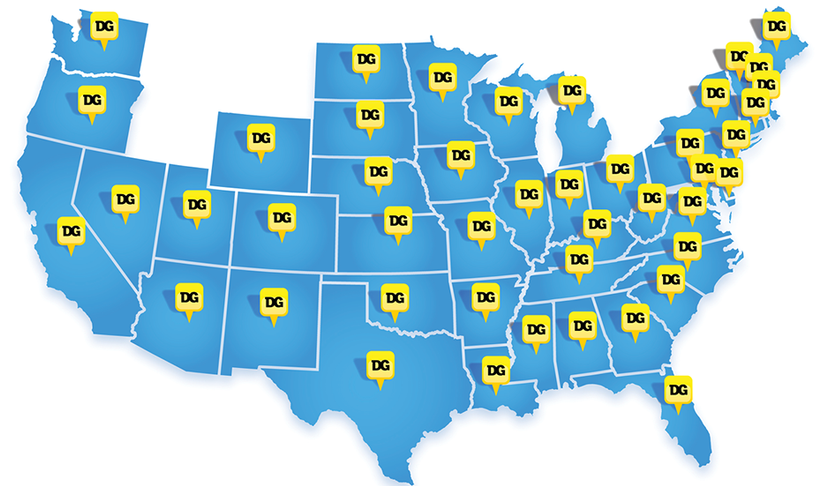


82 YEARS
IN BUSINESS



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.



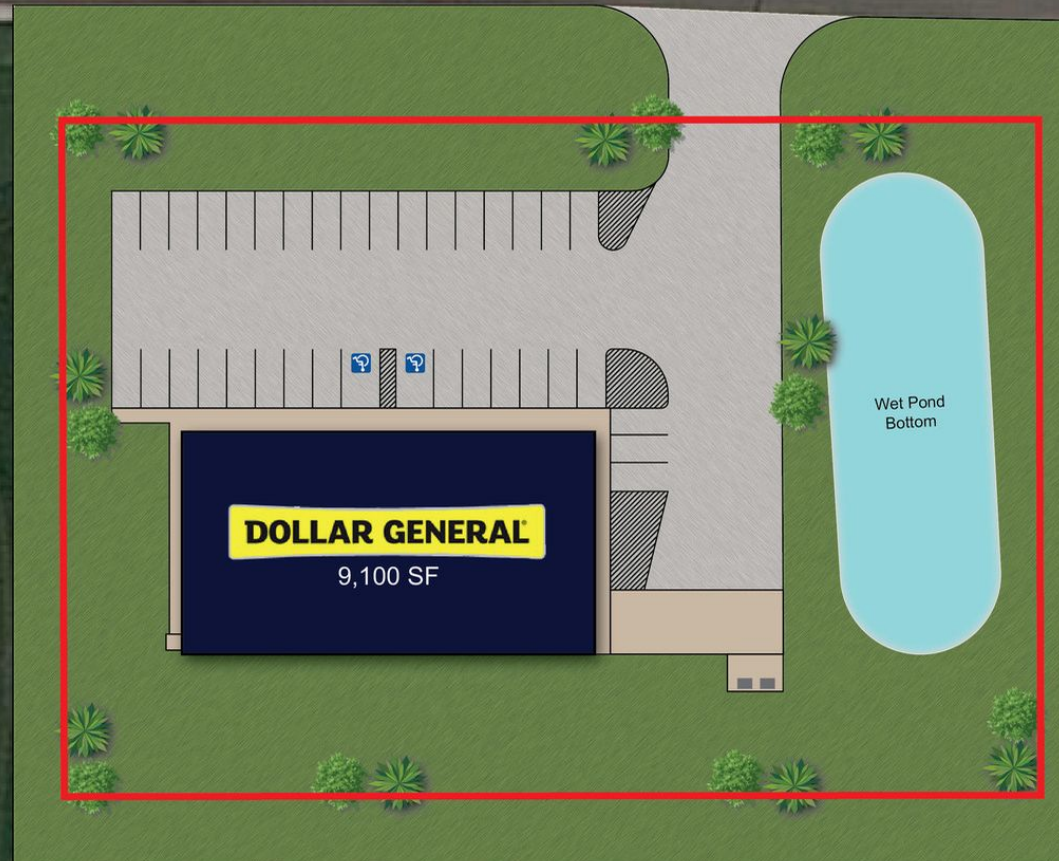
17,000+ STORES ACROSS 46 STATES

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COUNTY RD DK



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PROXIMITY TO POINTS OF INTEREST



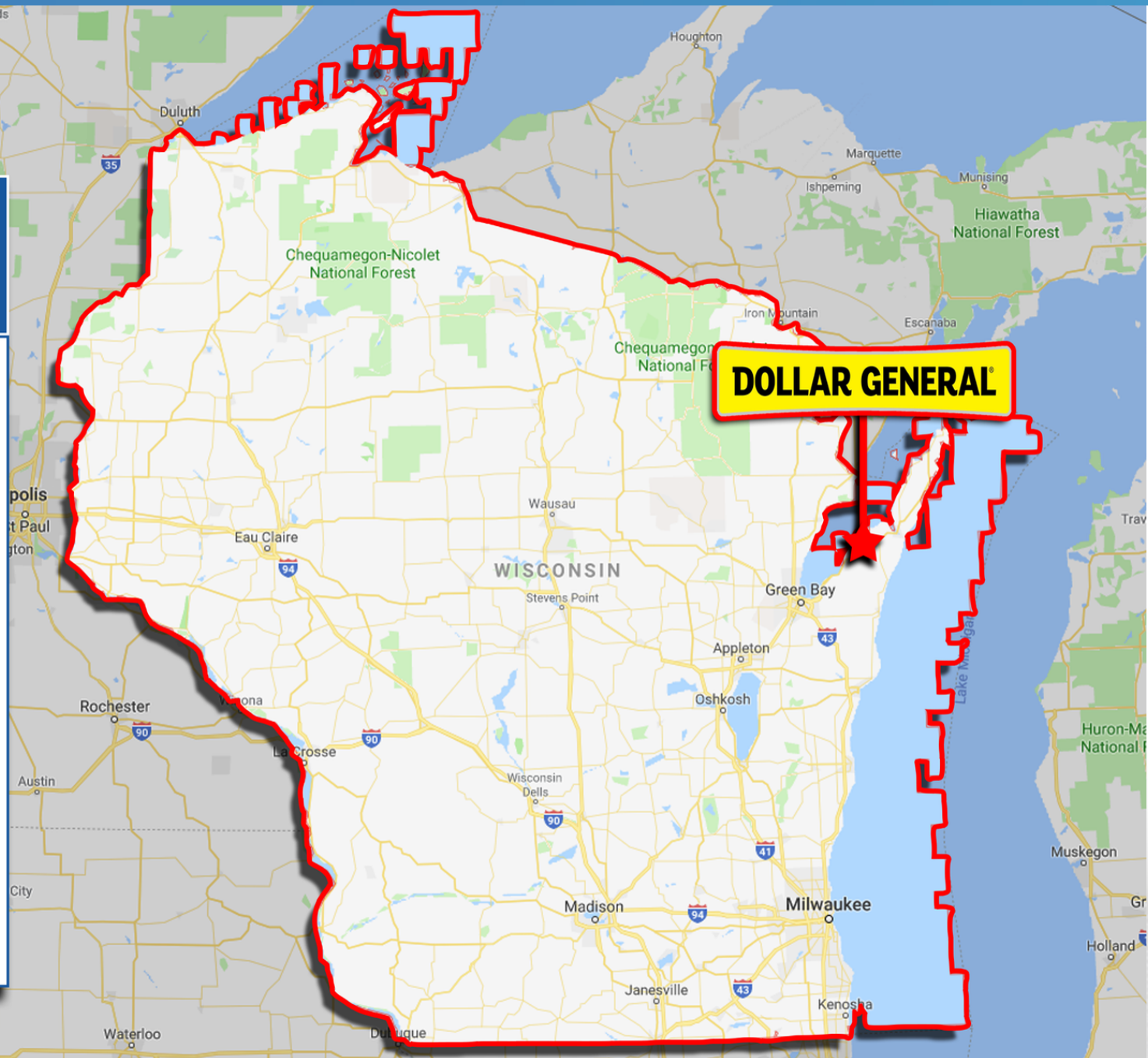
**The Crispy
Cedars Airport**
6 Miles



**Green Bay,
Wisconsin**
27 Miles



**Milwaukee,
Wisconsin**
138 Miles



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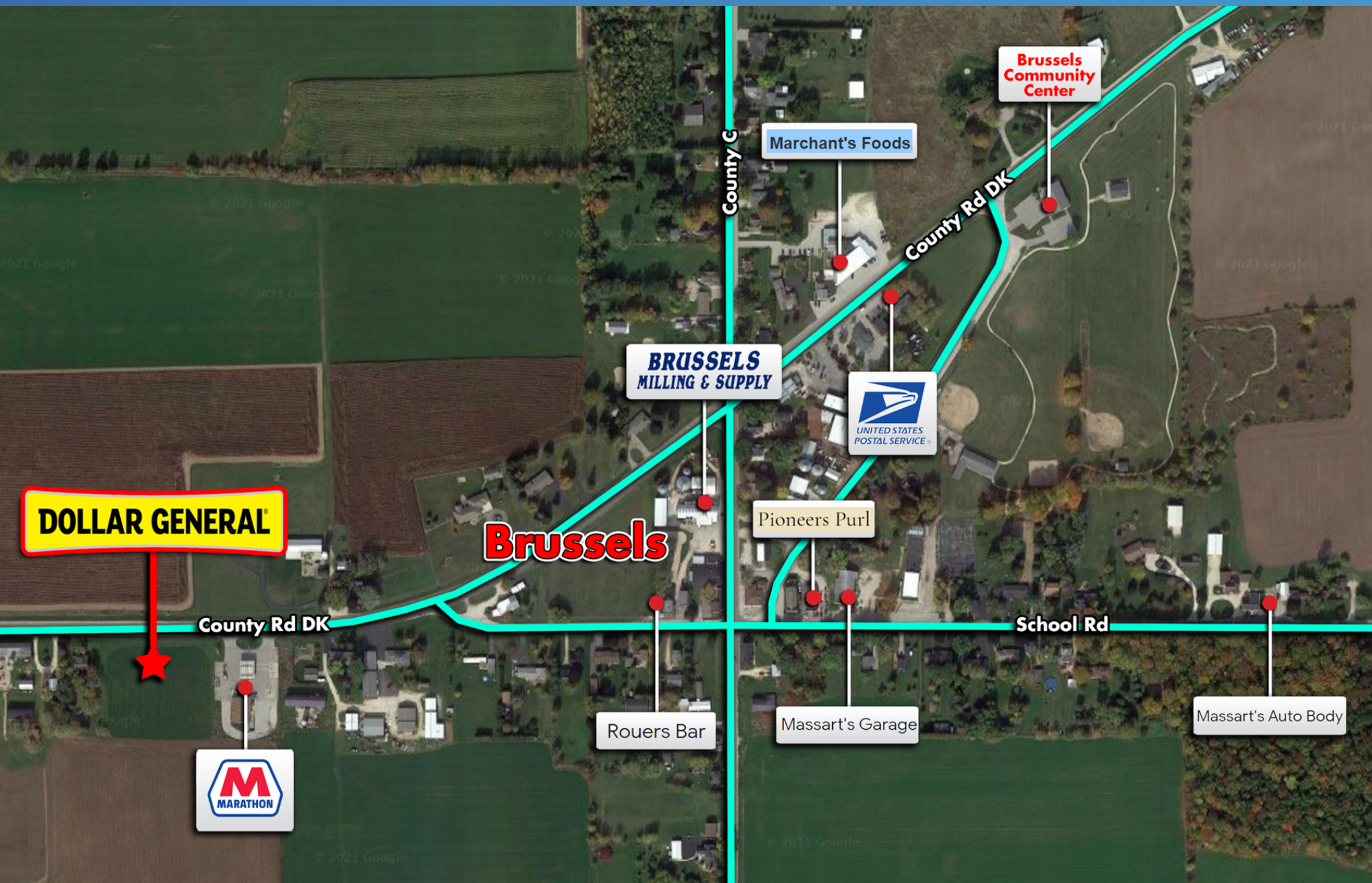
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Brussels is a town in Door County, Wisconsin. The population was 1,136 at the 2010 census. The unincorporated communities of Brussels and Kolberg are located in the town. The unincorporated community of Rosiere is also located partially in the town.

The largest Belgian-American settlement in the United States is located in portions of Brown, Kewaunee, and Door counties in Wisconsin, adjacent to the waters of Green Bay. Walloons settled the region in the 1850s and their descendants still constitute a high proportion of the population. A variety of elements attests to the Belgian-American presence: place names (Brussels, Namur, Rosiere, Luxemburg), the Walloon language, surnames, foods (booyah, trippe, and jutt), the Kermis harvest festival, and especially architecture. More common are 1880s red brick houses, distinguished by modest size and gable-end, bull's-eye windows. Some houses have detached summer kitchens with bake ovens appended to the rear. And the Belgians, many of them devout Catholics, also erected small roadside votive chapels like those in their homeland.

Drive off the beaten track to find classic brick Belgian farmhouses, roadside chapels, and beautiful farm country. For more historical fun, visit the Peninsula Belgian American Club, Tornado Park, and the Belgian Heritage Center. Southern Door is even home to Claflin County Park and Claflin Rock, named after the county's very first settler from 1835. Visit one of the county's oldest cheese factories, cast a line for some of the best fishing in the region, or bring your sled and snowmobile come winter. Southern Door is also home to the first ATV trails in Door County allowing many different ways to explore the area.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	731	1,812	6,710
Median Age	46.4	46.8	47.4
# Of Persons Per HH	2.6	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	278	3691	2,656
Average HH Income	\$81,093	\$81,374	\$82,844
Median House Value	\$213,235	\$219,006	\$211,455
Consumer Spending	\$9.7 M	\$24.1 M	\$90.3 M





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,300+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

Click to Meet Team Fortis

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