## FORTIS NET LEASE™

### SEEING 5,900 CARS PER DAY!

# 2021 BTS DOLLAR GENERAL ABSOLUTE NNN

**REPRESENTATIVE STORE** 

BENJAMIN SCHULTZ SENIOR DIRECTOR

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905 MAIN STREET, WAUSAUKEE, WI 54177

DOLLAR GENERAL

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#### **EXCLUSIVELY LISTED BY:**

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### STATE BROKER OF RECORD:

BRIAN BROCKMAN BANG REALTY AL #119315 11427 REED HARTMAN HWY #236 CINCINNATI , OH 45241 513.898.1551

### DOLLAR GENERAL 905 MAIN STREET, WAUSAUKEE, WI 54177 $f_{ m m}$

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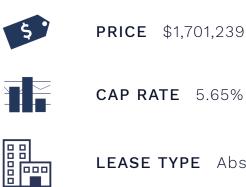
INVESTMENT S	SUMMARY
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\$1,701,239
\$96,120.00
5.65%
+/- 1.0
2021
9,100 SF
\$186.95
Absolute NNN
15 Years
5.65%

#### **INVESTMENT OFFERING**

Fortis Net Lease is pleased to present this 2021 BTS, 9,100 SF. Dollar General store located in Wausaukee, 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 & operating successfully since June 2021.

This Dollar General is highly visible as it is strategically positioned on Main Street (Highway 141) which sees 5,900 cars per day. The stores sits across from a BP gas station & the Marinette County Fairgrounds. The ten mile population from the site is 5,661 while the three mile average household income \$58,194 per year, making this location ideal for a Dollar General. This area is seeing a steady growth in population with the 10 mile population growth rate at 3.04%. 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 5.65% cap rate based on NOI of \$96,120.



**LEASE TYPE** Absolute NNN



**TERM REMAINING** 13.75 Years

### INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- 2021 BTS Construction
- Across from a BP gas station & the Marinette County Fairgrounds
- 4 (5 Year) Options | 10% Increases At Each Option
- 5,900 Cars Per Day on Main Street
- Three Mile Household Income \$58,194
- Ten Mile Population 5,732 | Expected 3.04% Growth
- Investment Grade Dollar Store | BBB Credit Rating
- Located on Main Thoroughfare
- Surrounded by Retail & Residential

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### FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$96,120.00	\$10.56
Gross Income	\$96,120.00	\$10.56
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$96,120.00	\$10.56
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#### PROPERTY SUMMARY

2021
+/- 1.0 Acre
9,100 SF
5,900
Standing Seam
Commercial
Prototype
Asphalt
Construction
Roof Mounted

LEASE SUMMARY	
Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$96,120.00
Rent PSF:	\$10.56
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/1/2021
Lease Expiration Date:	5/31/2036
Lease Term Remaining:	13.75 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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## FORTIS NET LEASE

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	6/1/2021	3/31/2036	\$96,120	100.0	\$10.56
			Option 1	\$105,732		\$11.62
			Option 2	\$116,305		\$12.78
			Option 3	\$127,935		\$14.05
			Option 4	\$140,729		\$15.46
Totals/Averages	9,100			\$96,120		\$10.56







TOTAL ANNUAL RENT \$96,120



OCCUPANCY RATE 100%



AVERAGE RENT/SF \$10.56



NUMBER OF TENANTS 1



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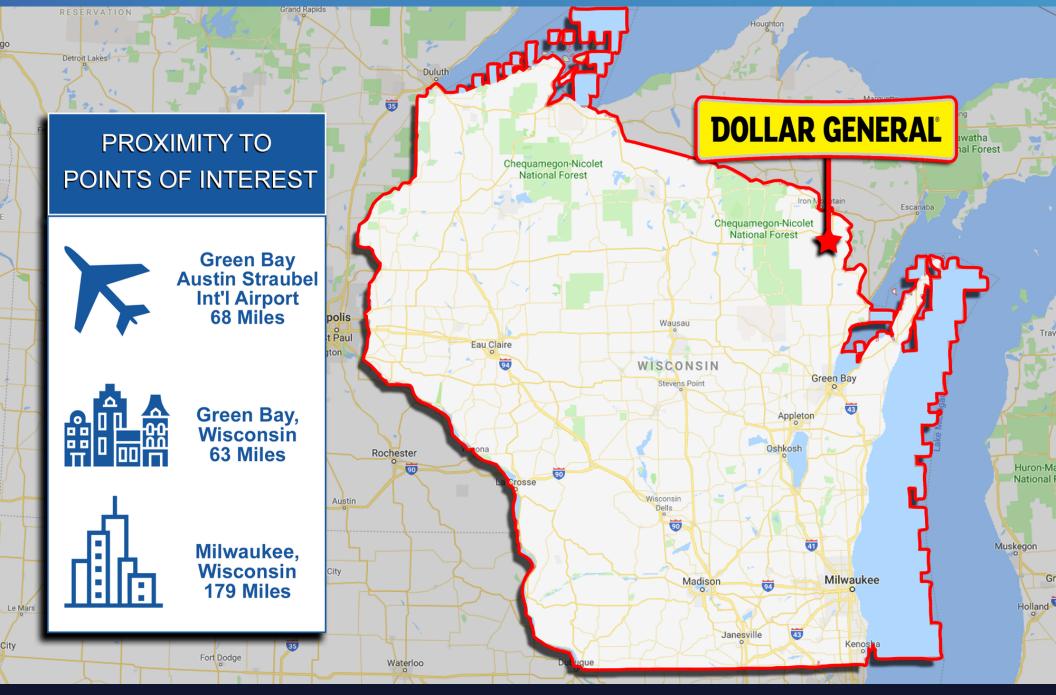
**DOLLAR GENERAL** is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 18,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations 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

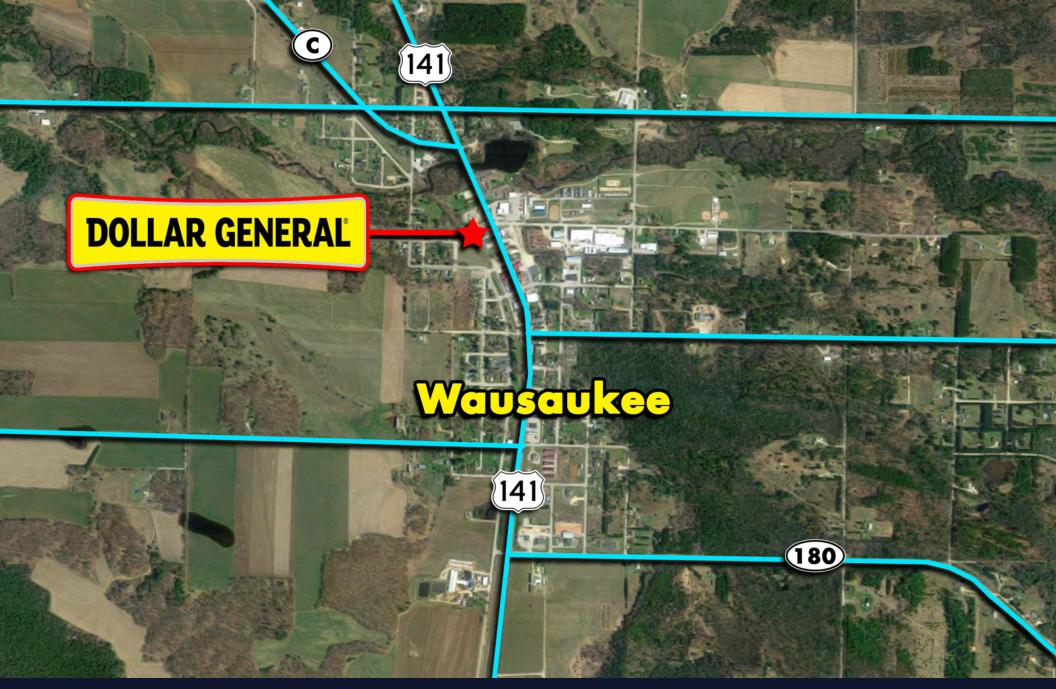
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Wausaukee, Wisconsin is centrally located in the northern County of Marinette, right on Highway 141. Marinette County offers vast public lands, ATV/snowmobile trails, and beautiful scenery including waterfalls, lakes, streams, forests, and rolling hills.

In fact, the name Wausaukee comes from the native settlers in the area – the Menominee Indians – and means "among the rolling hills." The Wausaukee area is a great place for outdoor activities such as hunting, fishing, boating, hiking and camping.

Wausaukee was originally founded in 1887. It grew because of the logging industry in the area. Over the years, many businesses came to Wausaukee to support the logging community including saw mills, grocery stores, restaurants, churches, and schools. To learn more about the history of Wausaukee click here. You will find information about the original founders, historic buildings, and industries in the area including over 200 authentic, historical photos.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,052	1,816	5,732
Total Population 2027	1,077	1,862	5,906
Population Growth Rate	2.38%	2.53%	3.04%
Median Age	50.0	50.9	55.0
# Of Persons Per HH	2.3	2.2	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total Households	<b>3 MILES</b> 457	<b>5 MILES</b> 795	<b>10 MILES</b> 2,598
Total Households	457	795	2,598

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### **TOTAL SALES VOLUME**

\$7.5B

**PROPERTIES SOLD** 

3,600+

**BROKER & BUYER REACH** 

345K

STATES SOLD IN

44

Click to Meet Team Fortis

### EXCLUSIVELY LISTED BY:

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