



## 2021 BTS DOLLAR GENERAL | ABSOLUTE NNN

REPRESENTATIVE STORE

W10900 KOTTKE ROAD, CRIVITZ, WI 54114

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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:

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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

## INVESTMENT SUMMARY

List Price:	\$1,571,681
Current NOI:	\$88,800.00
Initial Cap Rate:	5.65%
Land Acreage:	+/- 1.0
Year Built	2021
Building Size:	9,100 SF
Price PSF:	\$172.71
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.65%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 2021 BTS, 9,100 SF. Dollar General store located in Crivitz, 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 April 2021.

This Dollar General is highly visible as it is strategically positioned on the corner of Kottke Road and Co Hwy X, across the street from a Mobil gas station & convenience store. It is the only dollar store within 12 miles! The ten mile population from the site is 6,492 while the three mile average household income \$57,550 per year, making this location ideal for a Dollar General. This area is seeing great growth with the 3 mile population growth rate at 6.50%. 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 \$88,800.



**PRICE** \$1,571,681



**CAP RATE** 5.65%



**LEASE TYPE** Absolute NNN



**TERM REMAINING** 13.5 Years

## INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease
- **Zero Landlord Responsibilities**
- 2021 BTS Construction
- **Corner Location | Across from Mobil gas station & convenience store**
- 4 (5 Year) Options | 10% Increases At Each Option
- **No Competition Within 12 Miles**
- **The Only Dollar Store Serving the Community**
- Three Mile Household Income \$57,550
- **Ten Mile Population 6,492 | Expected 3.84% Growth**
- **Three Mile Population Growth Rate 6.50%**
- Investment Grade Dollar Store | BBB Credit Rating
- Located on Main Thoroughfare

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$88,800.00	\$9.76
<b>Gross Income</b>	<b>\$88,800.00</b>	<b>\$9.76</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$88,800.00</b>	<b>\$9.76</b>

## PROPERTY SUMMARY

Year Built:	2021
Lot Size:	+/- 1.0 Acre
Building Size:	9,100 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$88,800.00
Rent PSF:	\$9.76
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	4/1/2021
Lease Expiration Date:	3/31/2036
Lease Term Remaining:	13.5 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:  
\$34.2 BILLION



STORE COUNT:  
18,000+



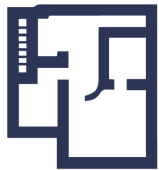
GUARANTOR:  
DG CORP



S&P:  
BBB



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	4/1/2021	3/31/2036	\$88,800	100.0	\$9.76
			Option 1	\$97,680		\$10.73
			Option 2	\$107,448		\$11.81
			Option 3	\$118,192		\$12.99
			Option 4	\$130,012		\$14.28
Totals/Averages	9,100			\$88,800		\$9.76



TOTAL SF  
9,100



TOTAL ANNUAL RENT  
\$88,800



OCCUPANCY RATE  
100%



AVERAGE RENT/SF  
\$9.76



NUMBER OF TENANTS  
1



# DOLLAR GENERAL

W10900 KOTTKE ROAD, CRIVITZ, WI 54114

 FORTIS NET LEASE™



**2.8% INCREASE**  
IN NET SALES Q4



**1,110 STORES**  
OPENING IN 2022



**\$34.2 BIL**  
IN SALES

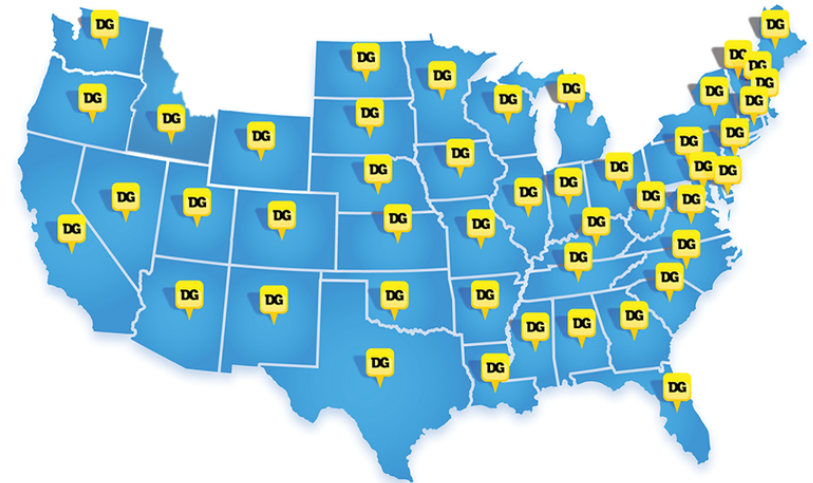


**83 YEARS**  
IN BUSINESS



**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**



## PROXIMITY TO POINTS OF INTEREST



**Green Bay  
Austin Straubel  
Int'l Airport  
68 Miles**



**Green Bay,  
Wisconsin  
64 Miles**



**Milwaukee,  
Wisconsin  
180 Miles**

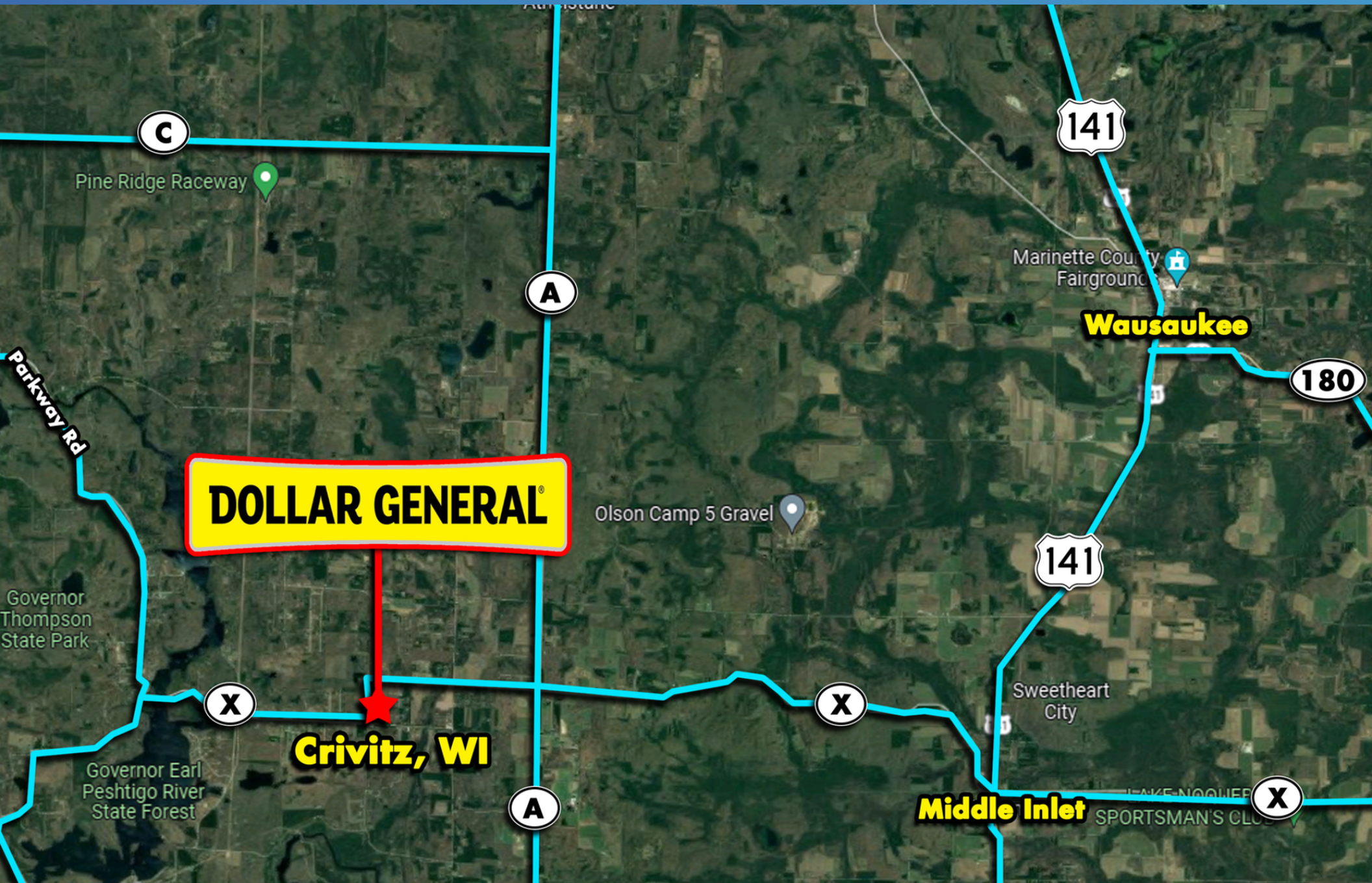
**DOLLAR GENERAL®**



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Crivitz, Wisconsin is a village in Marinette County, Wisconsin. It is part of the Marinette, WI-MI Micropolitan Statistical Area.

The Village of Crivitz, Wisconsin, located in Marinette County, is the “Gateway” to beautiful destinations, such as the Peshtigo River, Peshtigo River State Forest, Lake Noquebay, and Governor Tommy Thompson State Park, to name a few. While in the area you can enjoy the scenic beauty on your way to many recreational opportunities that the area has to offer.

The tourism industry and outdoor activities such as fishing, snowmobiling, and hunting are important to the Crivitz economy. Several area businesses specialize in outdoor activities, such as hunting, fishing, snowmobiling, whitewater rafting, tubing, ATV trail upkeep, and boat rental services.

POPULATION	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION 2022</b>	<b>954</b>	<b>1,755</b>	<b>6,492</b>
Total Population 2025	1,016	1,867	6,741
Population Growth Rate	6.50%	6.38%	3.84%
Median Age	615	61.3	56.7
# Of Persons Per HH	2.1	2.1	2.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	454	834	2,979
Average HH Income	\$57,550	\$57,841	\$62,522
Median House Value	\$149,222	\$149,142	\$151,459
Consumer Spending	\$12.5 M	\$22.9 M	\$83.7 M





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

*Click to Meet Team Fortis*

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