



2021 BTS DOLLAR GENERAL | ABSOLUTE NNN

REPRESENTATIVE STORE

106 N ROYAL AVE, GAYS MILLS, WI 54631

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,410,690
Current NOI:	\$79,704.00
Initial Cap Rate:	5.65%
Land Acreage:	+/- 1.0
Year Built	2021
Building Size:	9,100 SF
Price PSF:	\$155.02
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 Gays Mills, 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 August 2021.

This Dollar General is highly visible as it is strategically positioned on the corner of Royal Avenue and WI-131. There is no competition in over 20 miles! The ten mile population from the site is 5,068 while the three mile average household income is \$77,017 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 5.65% cap rate based on NOI of \$79,704.



PRICE \$1,410,690



CAP RATE 5.65%



LEASE TYPE Absolute NNN



TERM REMAINING 14 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- **2021 BTS Construction**
- **Corner Location**
- **Situated on Main Thoroughfare into Downtown Gays Mills**
- 4 (5 Year) Options | 10% Increases At Each Option
- 1,700 Cars Per Day on WI-131
- **Three Mile Household Income \$77,017**
- Ten Mile Population 5,068
- Investment Grade Dollar Store | BBB Credit Rating
- **No Competition Within 20+ Miles!**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$79,704.00	\$8.76
Gross Income	\$79,704.00	\$8.76
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$79,704.00	\$8.76

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	+/- 1.0 Acre
Building Size:	9,100 SF
Traffic Count:	1,700
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:	\$79,704.00
Rent PSF:	\$8.76
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	8/1/2021
Lease Expiration Date:	7/31/2036
Lease Term Remaining:	14 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+

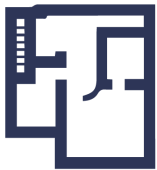


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	8/1/2021	3/31/2036	\$79,704	100.0	\$8.76
			Option 1	\$87,674		\$9.63
			Option 2	\$96,441		\$10.59
			Option 3	\$106,086		\$11.65
			Option 4	\$116,694		\$12.82
Totals/Averages	9,100			\$79,704		\$8.76



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$79,704



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$8.76



NUMBER OF TENANTS
1

DOLLAR GENERAL

106 N ROYAL AVE, GAYS MILLS, WI 54631

 FORTIS NET LEASE™



2.8% INCREASE
IN NET SALES Q4



1,110 STORES
OPENING IN 2022



\$34.2 BIL
IN SALES

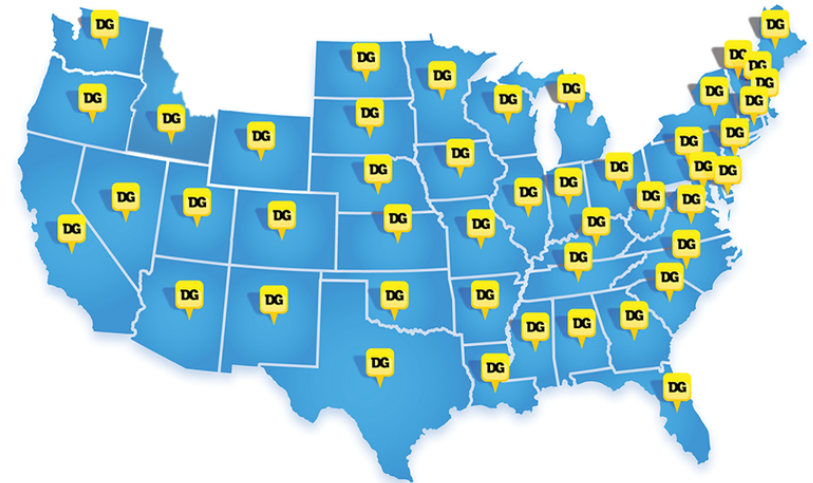


83 YEARS
IN BUSINESS



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



**La Crosse
Regional
Airport
57 Miles**

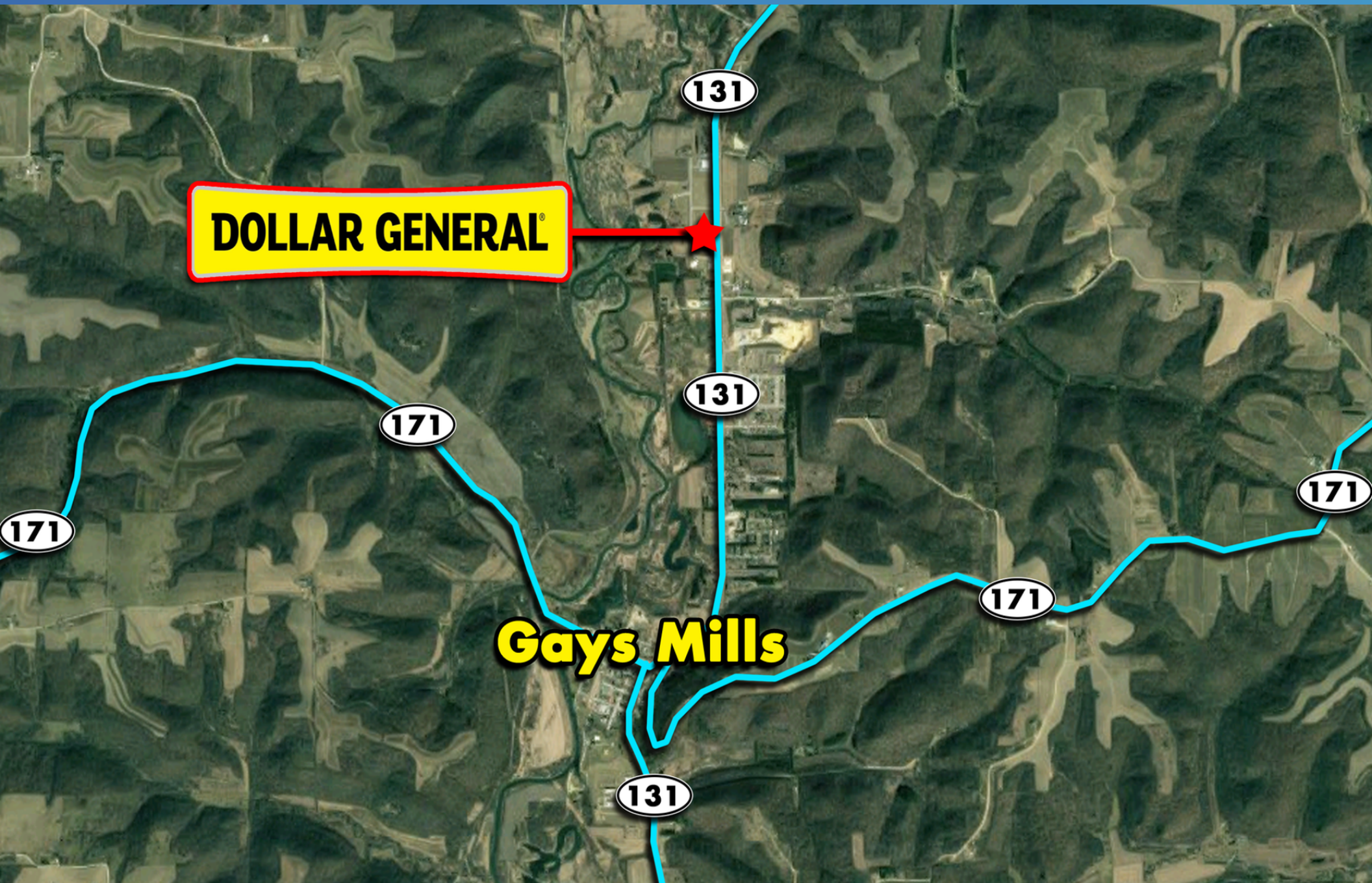


**Madison,
Wisconsin
87 Miles**



**Eau Claire,
Wisconsin
129 Miles**

DOLLAR GENERAL®



DOLLAR GENERAL

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 FORTIS NET LEASE™



Dollar General

Google

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Gays Mills, Wisconsin is renowned for its apple orchards which flourish in the temperate valley of the Kickapoo. When the white and pink blossoms bloom in the spring or the tasty red apples are ready for picking in the fall, visitors flock here for local festivals that celebrate all things apple! Paddlers enjoy canoeing on the meandering Kickapoo River, whose Native Algonquin name means "crooked river."

Gays Mills is rich in history and rich in natural activities. Apple picking, berry picking, mushrooming, hiking, cross country skiing, biking, turkey hunting, horseback riding, snowmobiling, deer hunting, spelunking, fossil collecting and viewing of beautiful fall colors are all here. In addition, the Kickapoo River offers walleye, smallmouth bass, trout, pike and catfish for the fisherman and is one of the country's "windingest" rivers (70 miles by road and 120 miles by river), which makes it great for the canoe enthusiast. Come and enjoy Gays Mills in Wisconsin's Hidden Valleys.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	894	1,562	5,068
Median Age	49.3	50.0	48.7
# Of Persons Per HH	2.4	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	380	663	2,097
Average HH Income	\$77,017	\$74,375	\$69,927
Median House Value	\$142,718	\$151,714	\$160,873
Consumer Spending	\$11.6 M	\$20.1 M	\$62.6 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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