



BRAND NEW DOLLAR GENERAL PLUS

ACTUAL STORE

1211 W. WINTER AVENUE, ELMWOOD, WI 54740

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

ROBERT BENDER
MANAGING PARTNER
D: 248.254.3406
RBENDER@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

ROBERT BENDER

MANAGING PARTNER
D: 248.254.3406
RBENDER@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,760,192
Current NOI:	\$110,012.00
Initial Cap Rate:	6.25%
Land Acreage:	+/- 1.56
Year Built	2023
Building Size:	10,566 SF
Price PSF:	\$166.59
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.25%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this new 10,566 SF. Dollar General Plus store located in Elmwood, Wisconsin. The property is secured with a 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 March 2023.

This Dollar General is highly visible as it is strategically positioned on W. Winter Avenue which sees 2,150 cars per day. The ten mile population from the site is 7,407 while the three mile average household income \$68,766 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 6.25% cap rate based on NOI of \$110,012.



PRICE \$1,760,192



CAP RATE 6.25%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- **Zero Landlord Responsibilities**
- **The Only Dollar Store Serving the Community**
- **2023 BTS Plus Size Construction**
- 4 (5 Year) Options | 10% Increases At Each Option
- 3 Mile Household Income \$68,766
- 10 Mile Population 7,407 & Growing
- **2,150 VPD on W. Winter Avenue/72**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth
- **Limited Competition Area**
- **On Main Thoroughfare**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$110,012.00	\$10.41
Gross Income	\$110,012.00	\$10.41
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$110,012.00	\$10.41

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.56 Acres
Building Size:	10,566 SF
Traffic Count:	2,150
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Asphalt
# of Parking Spaces	32
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$110,012.00
Rent PSF:	\$10.41
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	3/4/2023
Lease Expiration Date:	3/31/2038
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:
\$37.8 BILLION



STORE COUNT:
19,000+



GUARANTOR:
DG CORP

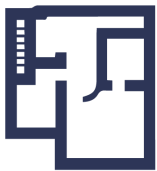


S&P:
BBB

DOLLAR GENERAL PLUS

1211 W. WINTER AVENUE, ELMWOOD, WI 54740

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,566	3/4/2023	3/31/2038	\$110,012	100.0	\$10.41
			Option 1	\$121,013		\$11.45
			Option 2	\$133,114		\$12.59
			Option 3	\$146,426		\$13.85
			Option 4	\$161,068		\$15.24
Totals/Averages	10,566			\$110,012		\$10.41



TOTAL SF
10,566



TOTAL ANNUAL RENT
\$110,012.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$10.41



NUMBER OF TENANTS
1



DOLLAR GENERAL PLUS

1211 W. WINTER AVENUE, ELMWOOD, WI 54740

 FORTIS NET LEASE™



10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES

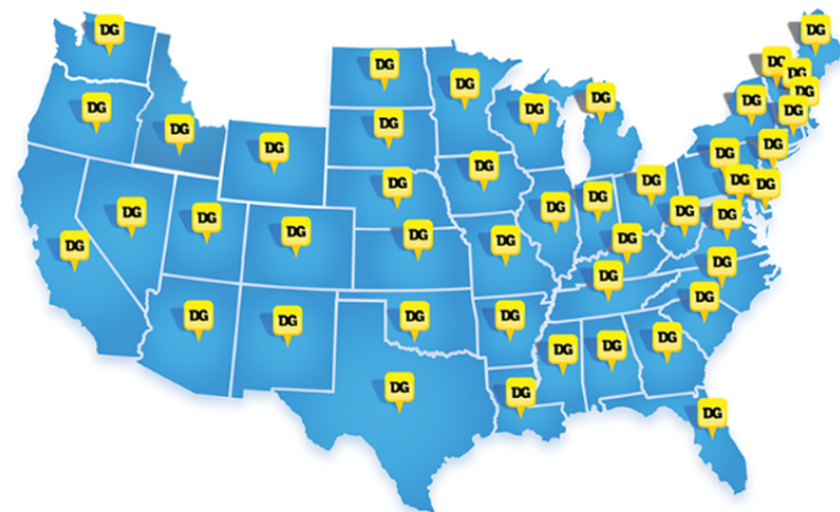


84 YEARS
IN BUSINESS



4.3%
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 19,000+ stores with more than 173,000 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, but now they are expanding into more densely populated areas. DG opened 1,110 new stores in 2022, and planning to open an additional 1,050 in 2023. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



19,000+ STORES ACROSS 47 STATES

DOLLAR GENERAL PLUS

1211 W. WINTER AVENUE, ELMWOOD, WI 54740 

 FORTIS NET LEASE™



DOLLAR GENERAL PLUS

1211 W. WINTER AVENUE, ELMWOOD, WI 54740 

 FORTIS NET LEASE™



PROXIMITY TO POINTS OF INTEREST



**Chippewa Valley
Regional
Airport**
40 Miles



**Eau Claire,
Wisconsin**
36 Miles



**Minneapolis,
Minnesota**
65 Miles

DOLLAR GENERAL

1211 W. WINTER AVENUE, ELMWOOD, WI 54740



DOLLAR GENERAL PLUS

1211 W. WINTER AVENUE, ELMWOOD, WI 54740



DOLLAR GENERAL PLUS

1211 W. WINTER AVENUE, ELMWOOD, WI 54740

FORTIS NET LEASE™



DOLLAR GENERAL PLUS

1211 W. WINTER AVENUE, ELMWOOD, WI 54740





Elmwood is a charming village located in Pierce County, Wisconsin, in the north-central region of the United States. Situated approximately 60 miles east of Minneapolis-St. Paul, Elmwood is a peaceful and picturesque community surrounded by rolling hills, lush forests, and winding rivers.

The village is home to a diverse array of local businesses, including restaurants, cafes, and shops, as well as several parks and recreational areas. Visitors can enjoy a range of outdoor activities, such as hiking, fishing, and boating, in the nearby Elmwood Wildlife Area, a 320-acre preserve with a mix of wetlands, woodlands, and grasslands.

Elmwood's downtown area features well-maintained historic buildings and a welcoming atmosphere, making it a popular destination for visitors and locals alike. The village is also known for its vibrant arts and cultural scene, with a variety of events and festivals held throughout the year, including the annual Elmwood UFO Days, a celebration of all things extraterrestrial.

Overall, Elmwood offers a perfect blend of small-town charm and natural beauty, making it an ideal destination for anyone looking for a peaceful and relaxing getaway.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,119	1,743	7,407
Total Population 2027	1,124	1,747	7,524
Median Age	43.9	44.9	44.4
# Of Persons Per HH	2.4	2.4	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	462	709	2,944
Average HH Income	\$68,766	\$74,457	\$81,910
Median House Value	\$143,046	\$166,008	\$190,610
Consumer Spending	\$13.6 M	\$22.4 M	\$98.9 M





DOLLAR GENERAL

TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

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

ROBERT BENDER

MANAGING PARTNER
D: 248.254.3406

RBENDER@FORTISNETLEASE.COM