



BRAND NEW 2023 BTS DOLLAR GENERAL PLUS

ACTUAL STORE

2507 WI-87, CUSHING, WI 54006

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
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CINCINNATI , OH 45241
513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,616,912
Current NOI:	\$101,057.00
Initial Cap Rate:	6.25%
Land Acreage:	+/- 2.47
Year Built	2023
Building Size:	10,640 SF
Price PSF:	\$151.97
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.25%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this new 10,640 SF. Dollar General Plus store located in Cushing, 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 January 2023.

This Dollar General is highly visible as it is strategically positioned on WI-87 which sees 2,257 cars per day and is the only dollar store serving the community. The ten mile population from the site is 10,122 while the three mile average household income \$69,631 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 \$101,057.



PRICE \$1,616,912



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**
- **Limited Competition Area | Nearest Dollar Store 8+ Miles Away**
- **2023 BTS Plus Size Construction**
- 4 (5 Year) Options | 10% Increases At Each Option
- 3 Mile Household Income \$69,631
- **10 Mile Population 10,122 & Growing**
- **2,257 VPD on WI-87**
- Investment Grade Dollar Store With “BBB” Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth
- **On Main Thoroughfare**

DOLLAR GENERAL PLUS

2507 WI-87, CUSHING, WI 54006

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$101,057.00	\$9.50
Gross Income	\$101,057.00	\$9.50
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$101,057.00	\$9.50

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 2.47 Acres
Building Size:	10,640 SF
Traffic Count:	2,257
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Asphalt
# of Parking Spaces	43
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$101,057.00
Rent PSF:	\$9.50
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/9/2023
Lease Expiration Date:	1/31/2038
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

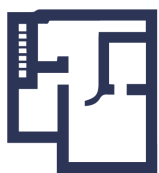


S&P:
BBB

DOLLAR GENERAL PLUS

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,640	1/9/2023	1/31/2038	\$101,057	100.0	\$9.50
			Option 1	\$111,162		\$10.44
			Option 2	\$122,279		\$11.49
			Option 3	\$134,506		\$12.64
			Option 4	\$147,957		\$13.90
Totals/Averages	10,640			\$101,057		\$9.50



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$101,057.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.50



NUMBER OF TENANTS
1



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 FORTIS NET LEASE™



10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES

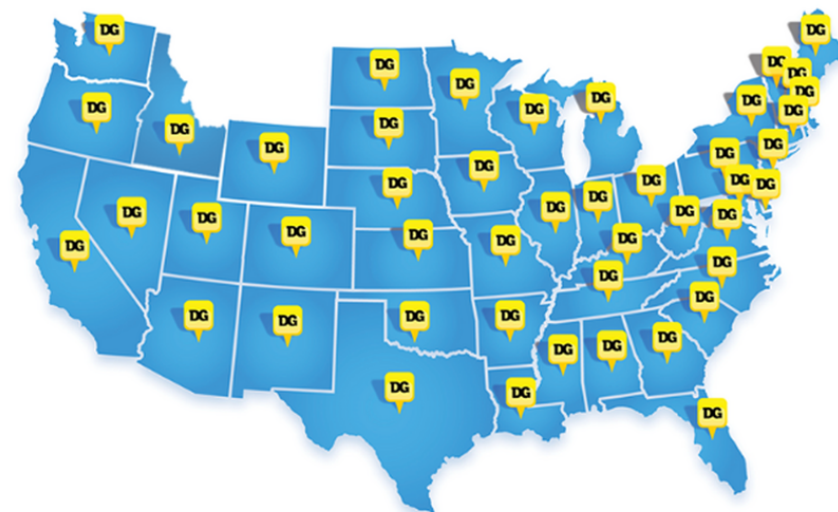


84 YEARS
IN BUSINESS



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

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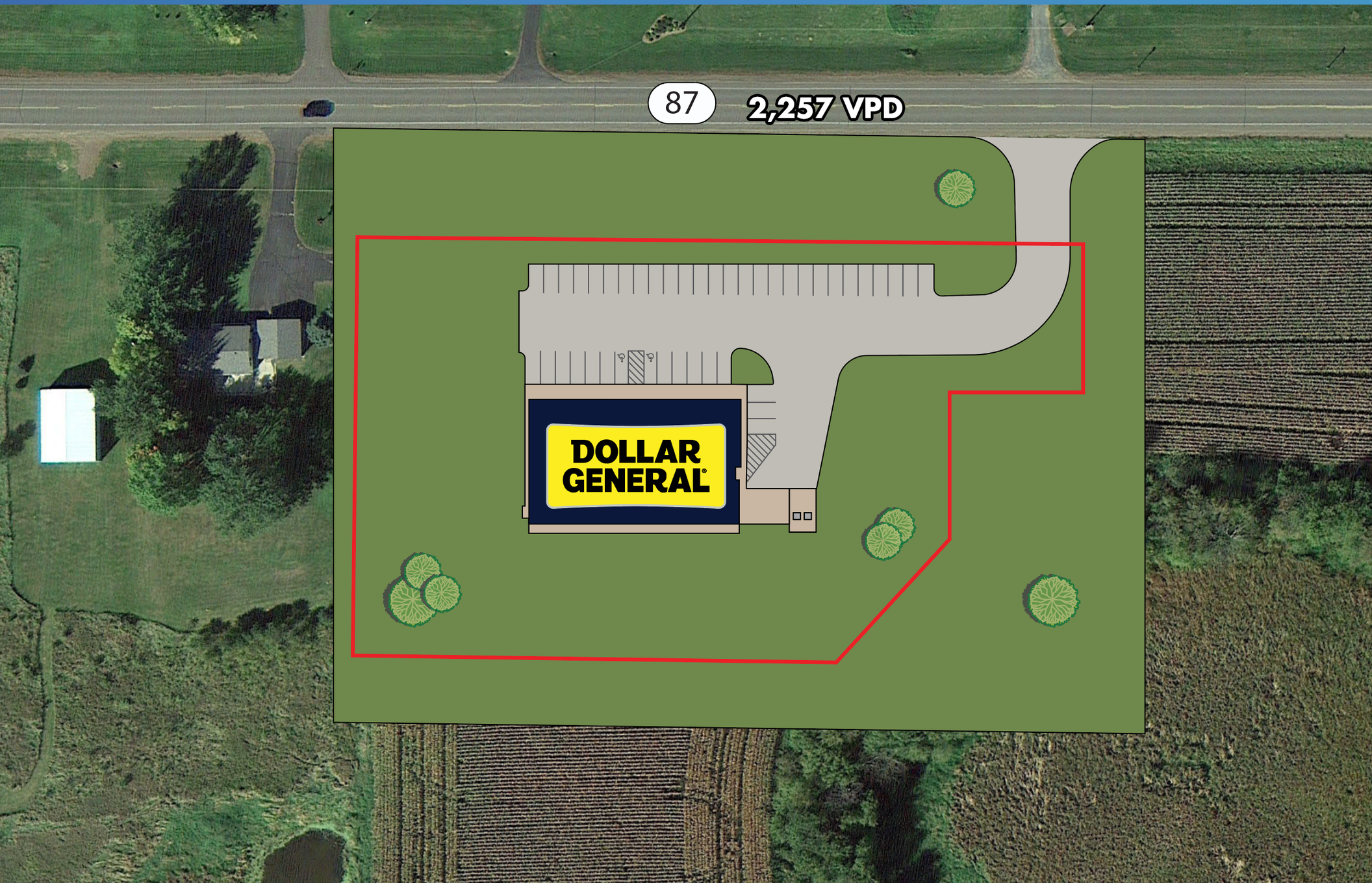
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PROXIMITY TO POINTS OF INTEREST



**Minneapolis-
Saint Paul
Int. Airport**
68 Miles



**Eau Claire,
Wisconsin**
104 Miles



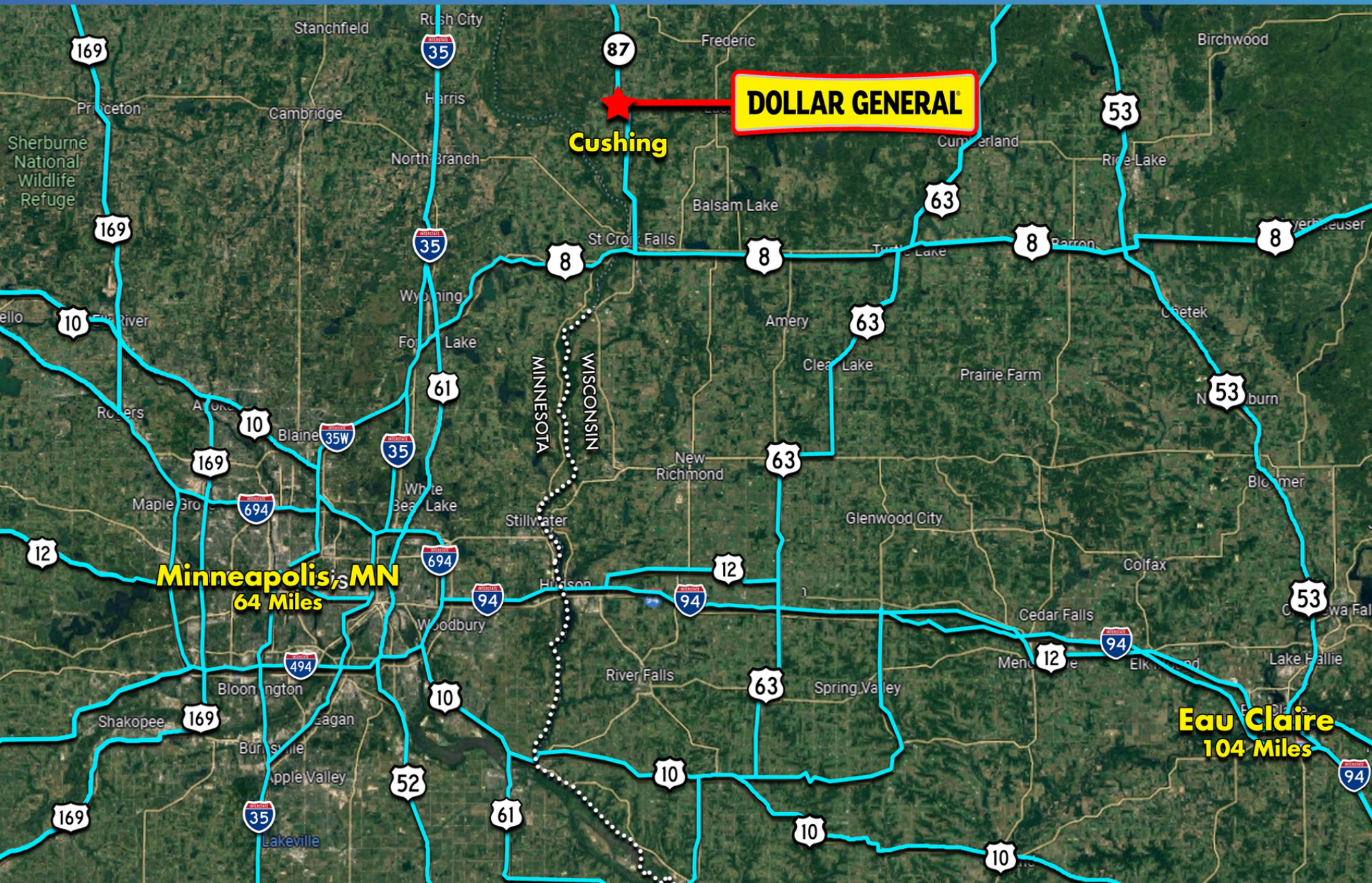
**Duluth,
Minnesota**
105 Miles

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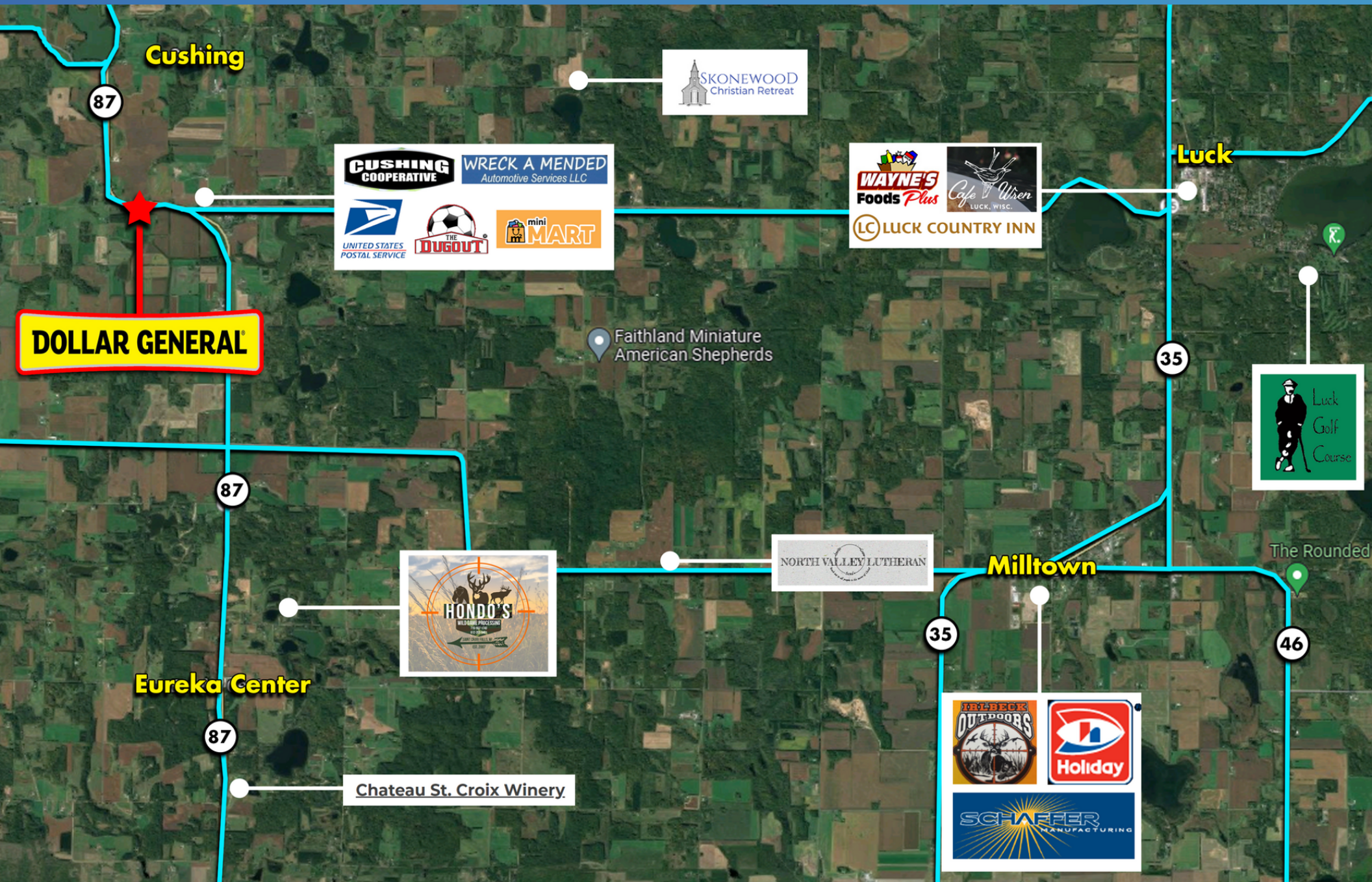
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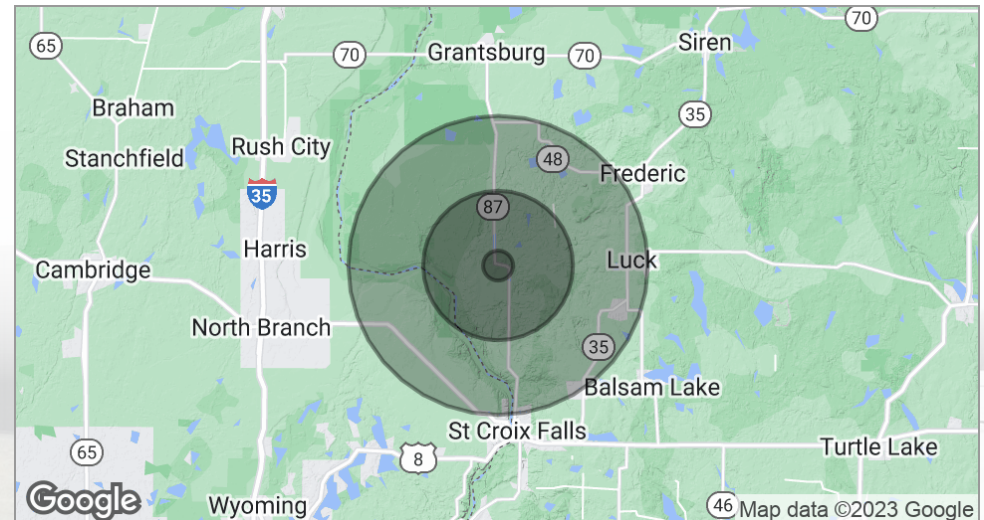
Cushing is a small unincorporated community located in the central part of Polk County, in the northwestern region of the state of Wisconsin, United States. It is situated along County Road S, about 9 miles northeast of the city of Luck and approximately 20 miles northwest of the city of Amery.

Cushing is surrounded by beautiful natural scenery, with rolling hills, forests, and lakes dotting the landscape. The community is nestled in the heart of the St. Croix River Valley, which is known for its abundance of outdoor recreational opportunities, including fishing, hunting, hiking, camping, and boating.

The area around Cushing is predominantly rural, with a mix of small family farms, wooded areas, and open fields. The community itself is quite small, with a population of only a few hundred people. The main road through town is lined with a few small businesses, including a gas station, convenience store, and a bar and grill.

Overall, Cushing is a peaceful and scenic place, perfect for those who enjoy the outdoors and a slower pace of life. Its proximity to larger cities, such as St. Paul and Minneapolis in Minnesota, makes it a great location for those who want to enjoy the benefits of rural living while still having access to urban amenities.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	764	2,164	10,122
Median Age	50.0	49.8	47.5
# Of Persons Per HH	2.4	2.5	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	311	876	4,109
Average HH Income	\$69,631	\$71,174	\$74,965
Median House Value	\$185,051	\$189,454	\$180,300
Consumer Spending	\$9.8 M	\$27.8 M	\$129.7 M





TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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