



BRAND NEW DOLLAR GENERAL PLUS

ACTUAL STORE

39810 US HWY 53, WHITEHALL, WI 54773

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UPGRADED DOLLAR GENERAL PLUS

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513.898.1551

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INVESTMENT SUMMARY

List Price:	\$1,576,000
Current NOI:	\$98,500.00
Initial Cap Rate:	6.25%
Land Acreage:	+/- 1.57
Year Built	2023
Building Size:	10,640 SF
Price PSF:	\$148.12
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 Whitehall, 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 WUS Highway 53 which sees 3,509 cars per day and is the only dollar store serving the community. The ten mile population from the site is 8,639 while the three mile average household income \$76,322 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 \$98,500.



PRICE \$1,576,000



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 \$76,322**
- **10 Mile Population 8,639 & Growing**
- **3,509 VPD on US Highway 53**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth
- **Limited Competition Area**
- **On Main Thoroughfare**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$98,500.00	\$9.26
Gross Income	\$98,500.00	\$9.26
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$98,500.00	\$9.26

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.57 Acres
Building Size:	10,640 SF
Traffic Count:	3,509
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Asphalt
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$98,500.00
Rent PSF:	\$9.26
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/12/2023
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



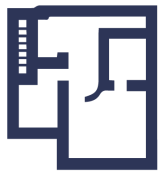
S&P:
BBB

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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	1/12/2023	3/31/2038	\$98,500	100.0	\$9.26
			Option 1	\$108,350		\$10.18
			Option 2	\$119,185		\$11.20
			Option 3	\$131,103		\$12.32
			Option 4	\$144,214		\$13.55
Totals/Averages	10,640			\$98,500		\$9.26



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$98,500.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.26



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

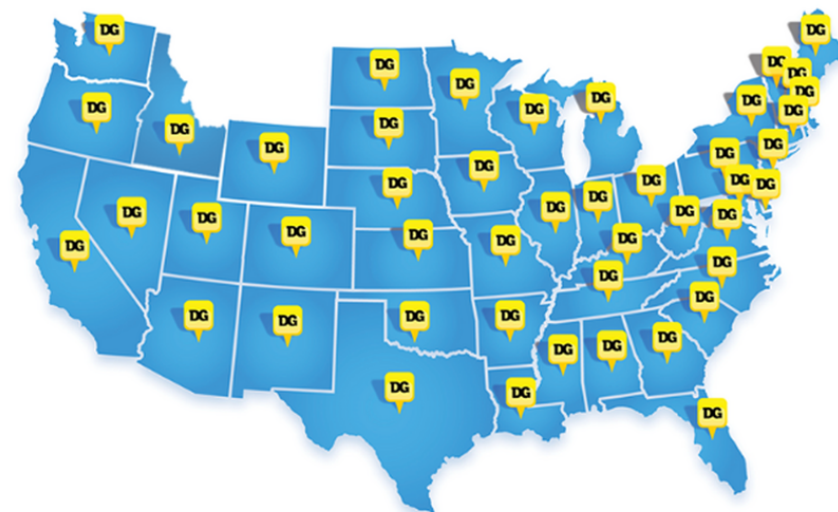


84 YEARS
IN BUSINESS



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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PROXIMITY TO POINTS OF INTEREST



**Chippewa Valley
Regional
Airport**
39 Miles



**Eau Claire,
Wisconsin**
36 Miles



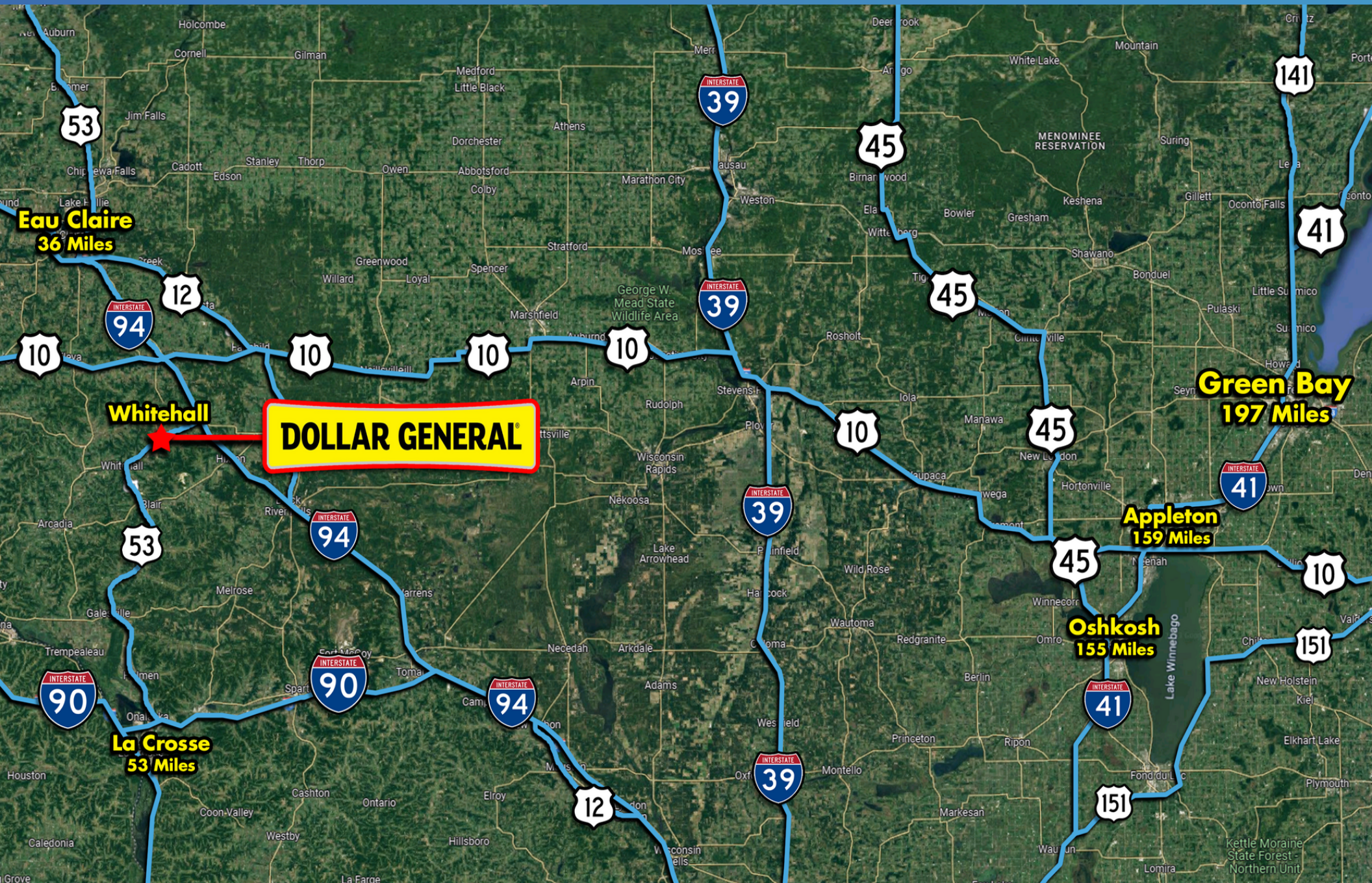
**Minneapolis,
Minnesota**
126 Miles

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Whitehall is a small city located in Trempealeau County, Wisconsin, in the north-central United States. It is situated in the western part of the state, approximately 20 miles southeast of Eau Claire and 100 miles east of the Twin Cities in Minnesota.

The city of Whitehall is nestled in a valley along the Trempealeau River, surrounded by rolling hills and picturesque farmland. The area is known for its natural beauty, with abundant wildlife, lush forests, and stunning vistas.

Whitehall itself is a charming community with a population of just over 1,500 residents. The city's downtown area features historic brick buildings, boutique shops, and quaint restaurants, giving visitors a taste of small-town America.

The city is also home to several parks, including Viking Park and Memorial Park, which offer playgrounds, picnic areas, and sports facilities. Outdoor enthusiasts will enjoy exploring the nearby Perrot State Park, which features hiking and biking trails, fishing opportunities, and stunning views of the Mississippi River.

Overall, Whitehall is a peaceful and welcoming city that offers a perfect escape from the hustle and bustle of city life, while providing ample opportunities for outdoor recreation and small-town charm.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	613	1,614	8,639
Median Age	39.5	40.8	41.6
# Of Persons Per HH	2.6	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	226	602	3,362
Average HH Income	\$76,322	\$78,300	\$72,416
Median House Value	\$174,341	\$178,571	\$161,890
Consumer Spending	\$7.5 M	\$20.1 M	\$102.5 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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