



ABSOLUTE NNN DOLLAR GENERAL | RENT INCREASES!

ACTUAL STORE

126 E MAIN STREET, PALMYRA, WI 53156

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

| | |
|-------------------|--------------|
| List Price: | \$1,303,703 |
| Current NOI: | \$87,999.96 |
| Initial Cap Rate: | 6.75% |
| Land Acreage: | +/- 1.0 |
| Year Built | 2023 |
| Building Size: | 7,500 SF |
| Price PSF: | \$173.83 |
| Lease Type: | Absolute NNN |
| Lease Term: | 15 Years |
| Average CAP Rate: | 7.09% |

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 7,500 SF Dollar General store located in Palmyra, Wisconsin. The property is secured with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5% rental rate increases every 5 years including at each of the Five (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 November 2022.

This Dollar General is highly visible and is strategically positioned on E Main Street which sees 4,708 cars per da, in between 2 gas stations. The ten mile population from the site is 38,891 while the three mile average household income is \$83,075 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 a 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 largest small box retailer. List price reflects a 6.75% cap rate based on NOI of \$87,999.96.



PRICE \$1,303,703



AVG. CAP RATE 7.09%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 13 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease
- **Zero Landlord Responsibilities**
- **5% RENTAL RATE INCREASES EVERY 5 YEARS!**
- **2022 BTS Upgraded Metro Construction**
- Five (5 Year) Options | 10% Rental Rate Increase at Each
- **4,708 Cars Per Day on E Main Street**
- **Three Mile Household Income \$83,075**
- **Ten Mile Population 38,891**
- Located Between Gas Stations & Surrounded by Retail & Residential
- Corporate Guaranty | BBB Investment Grade Tenant
- **On Main Thouroughfare Connecting Cities**

FINANCIAL SUMMARY

| INCOME | | PER SF |
|-----------------------------|--------------------|----------------|
| Rent | \$87,999.96 | \$11.73 |
| Gross Income | \$87,999.96 | \$11.73 |
| EXPENSE | | PER SF |
| Expenses | \$0 | \$0.00 |
| Gross Expenses | \$0 | \$0.00 |
| NET OPERATING INCOME | \$87,999.96 | \$11.73 |

PROPERTY SUMMARY

| | |
|---------------------|----------------|
| Year Built: | 2023 |
| Lot Size: | +/- 1.0 Acre |
| Building Size: | 7,500 SF |
| Traffic Count: | 4,708 |
| Roof Type: | Standing Seam |
| Zoning: | Commercial |
| Construction Style: | Upgraded Metro |
| Parking Lot: | Asphalt |
| # of Parking Spaces | 30 |
| Warranties | Construction |
| HVAC | Roof Mounted |

LEASE SUMMARY

| | |
|----------------------------|--|
| Tenant: | Dollar General |
| Lease Type: | Absolute NNN |
| Primary Lease Term: | 15 Years |
| Annual Rent: | \$87,999.96 |
| Rent PSF: | \$11.73 |
| Landlord Responsibilities: | None |
| Taxes, Insurance & CAM: | Tenant Responsibility |
| Roof, Structure & Parking: | Tenant Responsibility |
| Lease Start Date: | 11/4/2022 |
| Lease Expiration Date: | 11/31/2037 |
| Lease Term Remaining: | 13 Years |
| Rent Bumps: | 5% Every 5 Years & at Each Option |
| Renewal Options: | Five (5 Year) |
| Lease Guarantor: | Dollar General Corporation |
| Lease Guarantor Strength: | BBB |
| Tenant Website: | www.DollarGeneral.com |



GROSS SALES:
\$38.7 BILLION



STORE COUNT:
20,000+

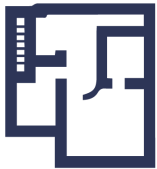


GUARANTOR:
DG CORP



S&P:
BBB

| TENANT NAME | UNIT SIZE (SF) | LEASE START | LEASE END | ANNUAL RENT | % OF GLA | ESC DATE | RENT PER SF/YR |
|----------------|----------------|-------------|------------|--------------|----------|-----------|----------------|
| Dollar General | 7,500 | 11/4/2022 | 11/31/2037 | \$87,999.96 | 100.0 | | \$11.73 |
| | | | | \$92,399.96 | | 12/1/2027 | \$12.32 |
| | | | | \$97,019.96 | | 12/1/2032 | \$12.94 |
| | | | | | | | |
| | | | | | | | |
| | | | Option 1 | \$101,870.95 | | 12/1/2037 | \$13.58 |
| | | | Option 2 | \$106,964.50 | | 12/1/2042 | \$14.26 |
| | | | Option 3 | \$112,312.73 | | 12/1/2047 | \$14.98 |
| | | | Option 4 | \$117,928.36 | | 12/1/2052 | \$15.72 |
| | | | Option 5 | \$123,824.78 | | 12/1/2057 | \$16.51 |
| Averages | 7,500 | | | \$92,473.29 | | | \$12.33 |



TOTAL SF
7,500



TOTAL ANNUAL RENT
\$87,999.96



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$12.33



NUMBER OF TENANTS
1

DOLLAR GENERAL

126 E MAIN STREET, PALMYRA, WI 53156 

 FORTIS NET LEASE™



\$1.7 BILLION

2023 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$38.7 BIL

2023 NET SALES



85 YEARS

IN BUSINESS



FORTUNE 500

ON LIST SINCE 2009

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 20,000+ stores with more than 173,000 employees, located across 48 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. Dollar General opened 990 new stores in 2023, and planning to open an additional 800 in 2024. 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.



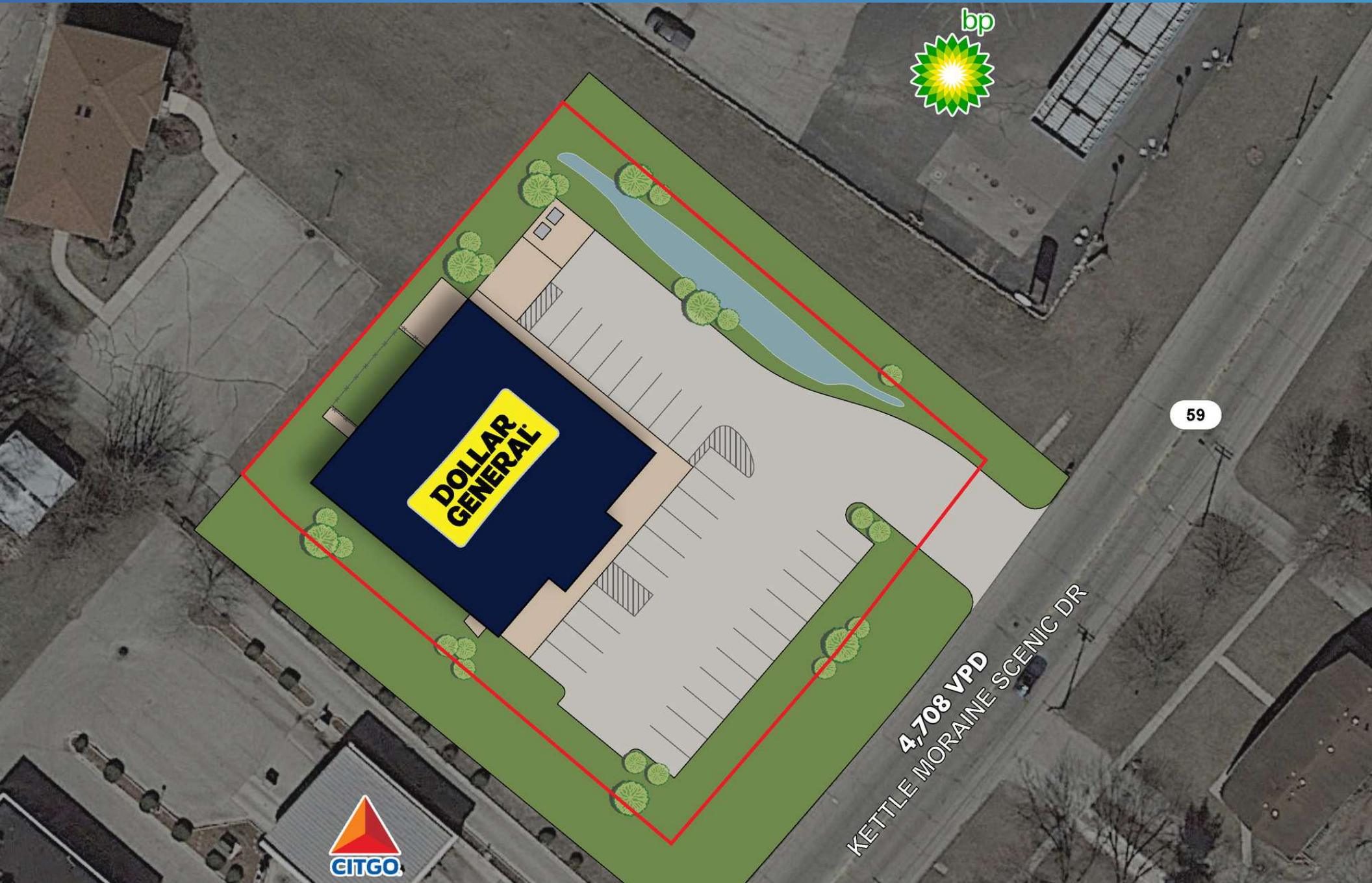
20,000+ STORES ACROSS 48 STATES

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PROXIMITY TO POINTS OF INTEREST



**Milwaukee
Mitchell
Int'l Airport**
41 Miles



**Milwaukee,
Wisconsin**
43 Miles



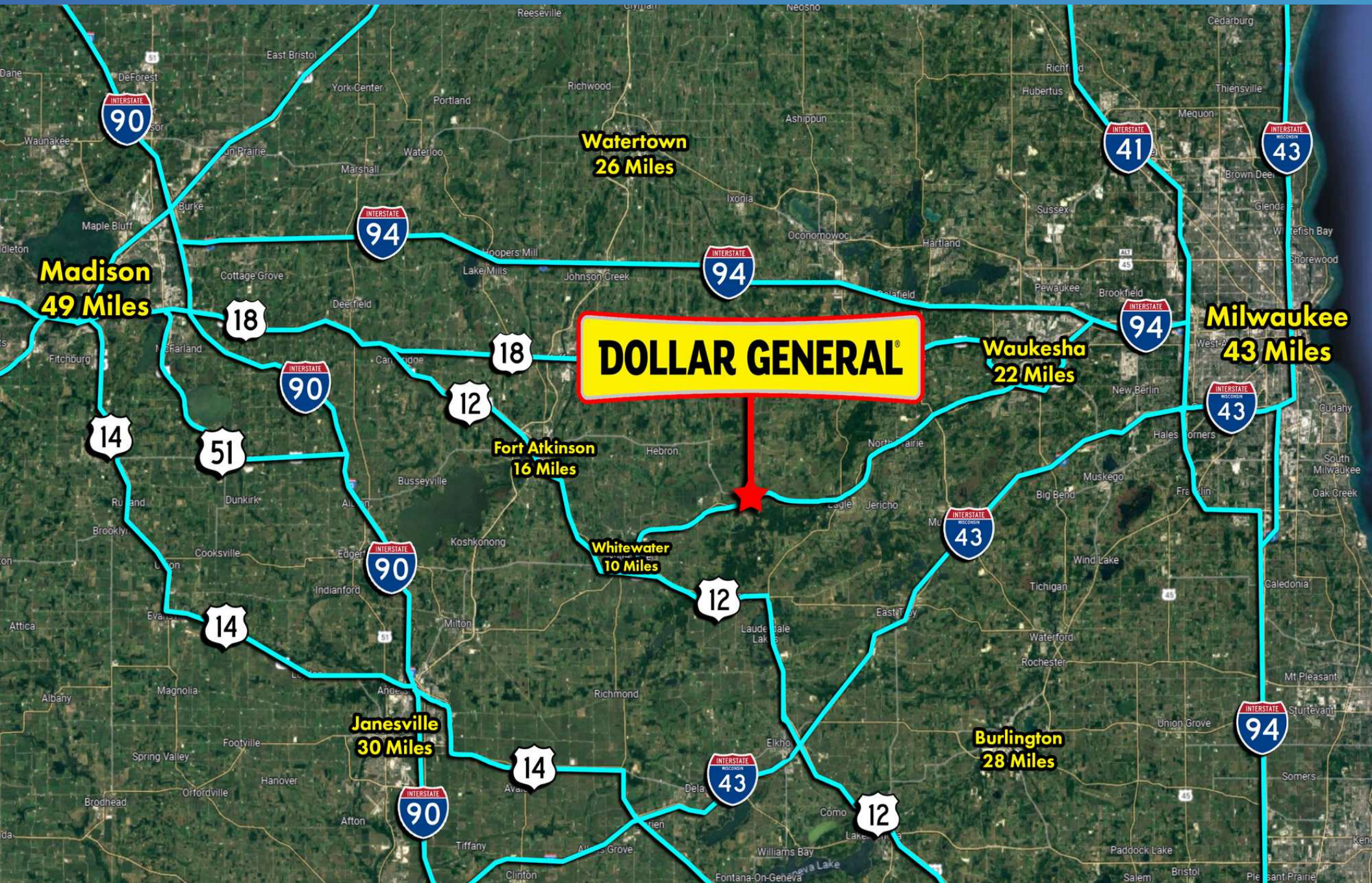
**Madison,
Wisconsin**
49 Miles

DOLLAR GENERAL®

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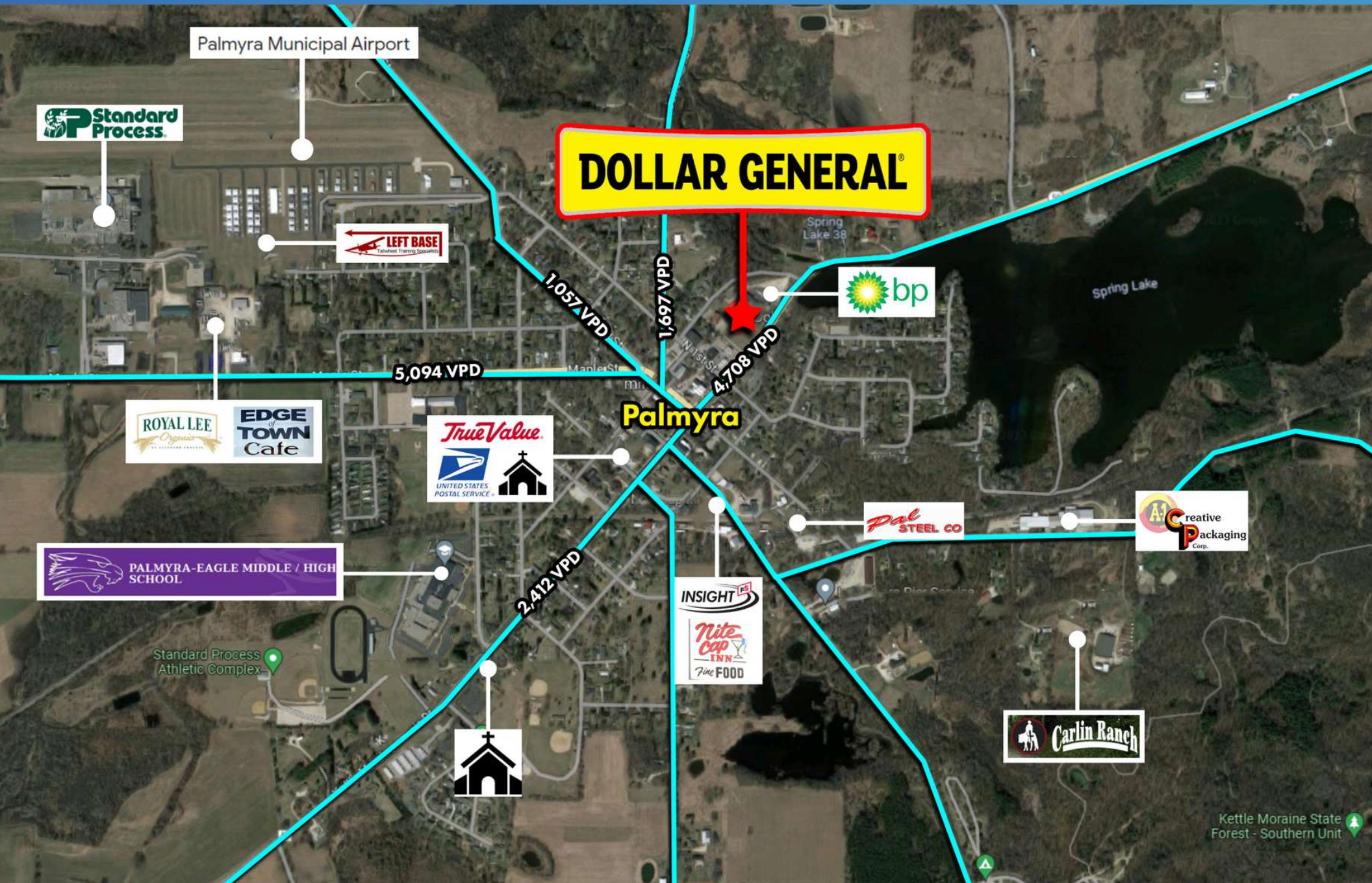
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Palmyra, Wisconsin, is a charming and picturesque village nestled within the heart of the Kettle Moraine region in southeastern Wisconsin, USA. Known for its serene and idyllic setting, Palmyra is a haven for those seeking a quintessential small-town experience with a touch of natural beauty.

As you stroll through the charming streets of Palmyra, you'll be greeted by well-preserved historic buildings that harken back to its 19th-century origins. The architecture reflects the village's rich heritage, and local shops, cafes, and galleries showcase the artistic and community-focused spirit of the town.

The heart of Palmyra is undoubtedly its close-knit community. Residents are friendly, welcoming, and proud of their town's heritage. Festivals, farmers' markets, and community events are regular occurrences, creating a warm and inviting atmosphere that makes you feel like you're part of something special.

For those with a penchant for the great outdoors, Palmyra offers access to a variety of recreational activities. Hiking and biking trails wind through the nearby Kettle Moraine State Forest, allowing you to explore the beauty of the natural surroundings. Nearby lakes and rivers provide opportunities for fishing, boating, and relaxation by the water.

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|-----------------------|-----------|-----------|-----------|
| Total Population 2025 | 2,742 | 4,249 | 38,891 |
| Median Age | 47.0 | 49.3 | 35.9 |
| # Of Persons Per HH | 2.4 | 2.4 | 2.4 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
| Total Households | 1,132 | 1,799 | 14,326 |
| Average HH Income | \$83,075 | \$85,566 | \$94,717 |
| Median House Value | \$259,280 | \$272,658 | \$316,008 |
| Consumer Spending | \$35.4 M | \$58.0 M | \$484.3 M |





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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