



UNIVERSITY OF WI-WHITewater DOLLAR GENERAL PLUS

ACTUAL STORE

1105 BLUFF ROAD, WHITEWATER, WI 53190

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

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,474,844
Current NOI:	\$99,552.00
Initial Cap Rate:	6.75%
Land Acreage:	+/- 1.83
Year Built	2023
Building Size:	10,640 SF
Price PSF:	\$138.61
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	7.09%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this new 10,640 SF. Dollar General Plus store located in Whitewater, Wisconsin. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains **5% rental rate increases every 5 years** including at each of the 5 (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 is currently open & operating successfully with rent having commenced in March 2023.

This Dollar General is highly visible as it is strategically positioned on the roundabout corner of Elkhorn Road & Bluff Road which sees **7,740 cars per day**. It sits in a **limited competition area** with the next dollar store 9 miles away. **Only 2 miles from the store is the campus for The University of Wisconsin-Whitewater**. The ten mile population from the site is 40,581 while the three mile average household income \$59,855 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 6.75% cap rate based on NOI of \$99,552.



PRICE \$1,474,844



AVG. CAP RATE 7.09%



LEASE TYPE Absolute NNN



TERM REMAINING 14

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **5% RENTAL RATE INCREASES EVERY 5 YEARS!**
- 2023 BTS Construction | Plus Size Footprint
- **Only 2 Miles from The University of Wisconsin - Whitewater**
- **Upgraded Architectural Design**
- **Roundabout Corner Location | 7,740 ADTC**
- **2 Points of Ingress/Egress | Accessible from 2 Streets**
- **Limited Competition Area | Next Dollar Store 9 Miles Away**
- 5 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$59,855
- **Ten Mile Population 40,581**
- Investment Grade Dollar Store With "BBB" Credit Rating
- Dollar General Corporate Guaranty | 20,000+ Stores

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$99,552.00	\$9.36
Gross Income	\$99,552.00	\$9.36
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$99,552.00	\$9.36

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.0 Acre
Building Size:	10,640 SF
Traffic Count:	7,740
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Highly Upgraded
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$99,552.00
Rent PSF:	\$9.36
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	3/2/2023
Lease Expiration Date:	3/31/2038
Lease Term Remaining:	14 Years
Rent Bumps:	5% Every 5 Years
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	DollarGeneral.com



GROSS SALES:
\$38.7 BILLION



STORE COUNT:
20,000+



GUARANTOR:
DG CORP

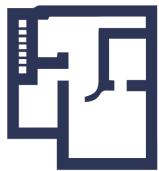


S&P:
BBB

DOLLAR GENERAL PLUS

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR	
Dollar General	10,640	3/2/2023	3/31/2038	\$99,552.00	100.0	4/1/2028	\$9.36	
				\$104,529.60			4/1/2033	\$9.82
				\$109,756.08				\$10.32
				Option 1			4/1/2038	\$10.83
				Option 2			4/1/2043	\$11.37
				Option 3			4/1/2048	\$11.94
Option 4	4/1/2053	\$12.54						
Option 5	4/1/2058	\$13.17						
Averages	10,640			\$104,612.56			\$9.83	



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$99,552.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.83



NUMBER OF TENANTS
1



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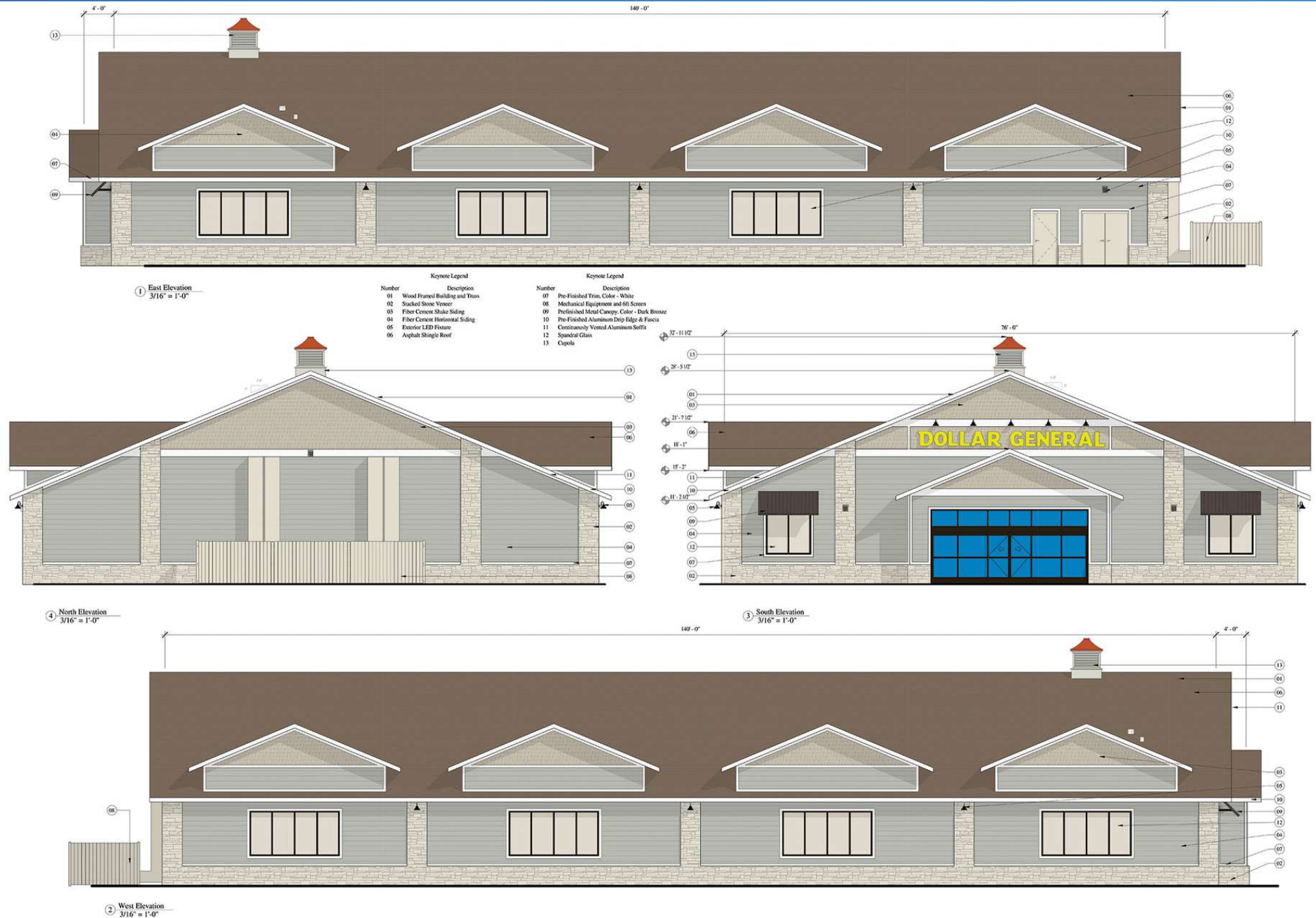


 FORTIS NET LEASE™



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\$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



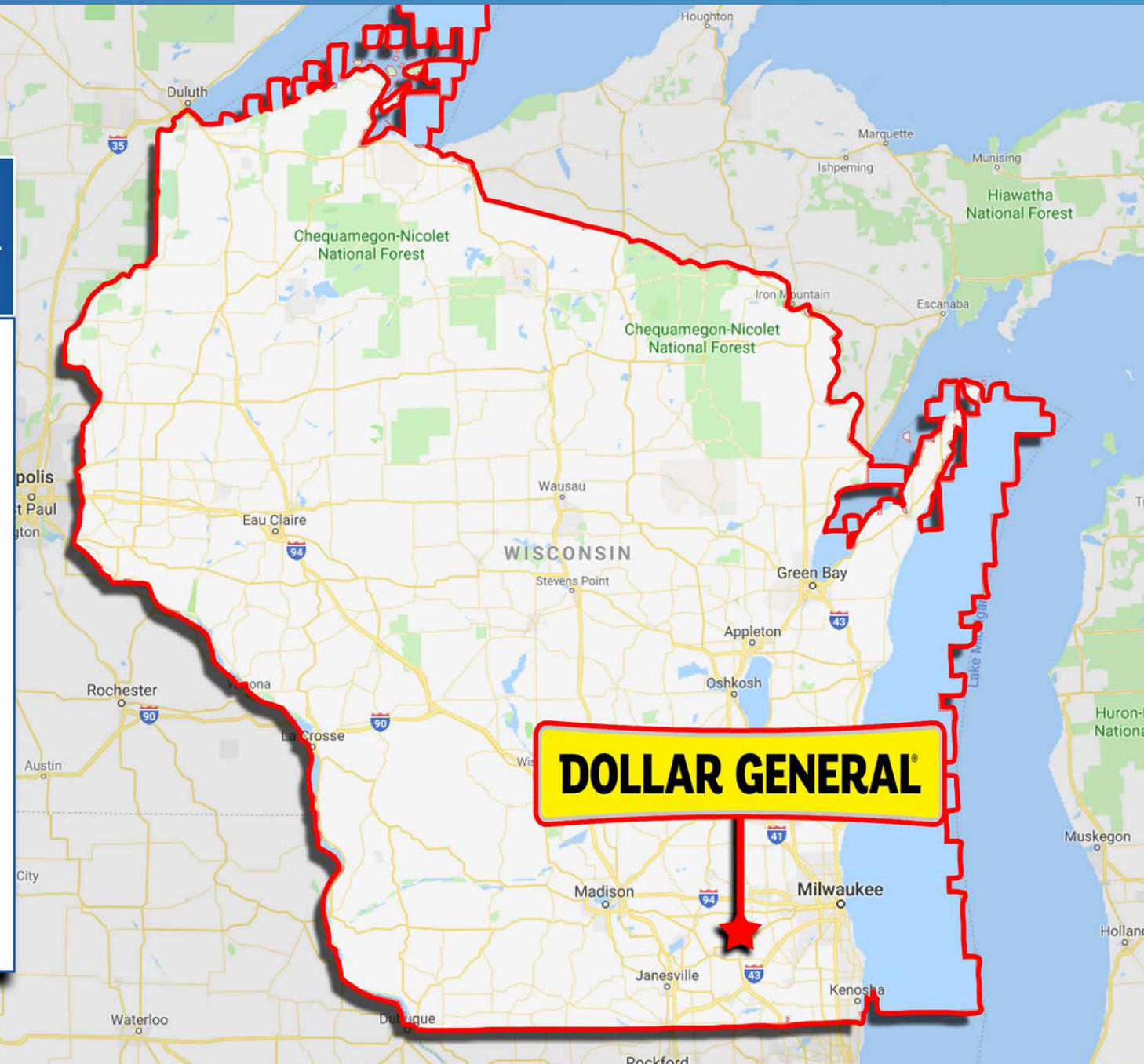
**Milwaukee
Mitchell
Int'l Airport
48 Miles**



**Milwaukee,
Wisconsin
52 Miles**



**Madison,
Wisconsin
47 Miles**



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FORTIS NET LEASE™



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HINGE SYSTEMS
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Innovative Thinking. Tailored Delivery.
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tophomes
Aurora
DECK LIGHTING

WHITWATER
MANUFACTURING

PROVISUR
TECHNOLOGIES

Revolutionary
Machine and
Design

SUBJECT PROPERTY
**DOLLAR
GENERAL**

Elkhorn Rd - 6,252 VPD

Bluff Rd - 1,488 VPD

THE VINERY

KWIK TRIP

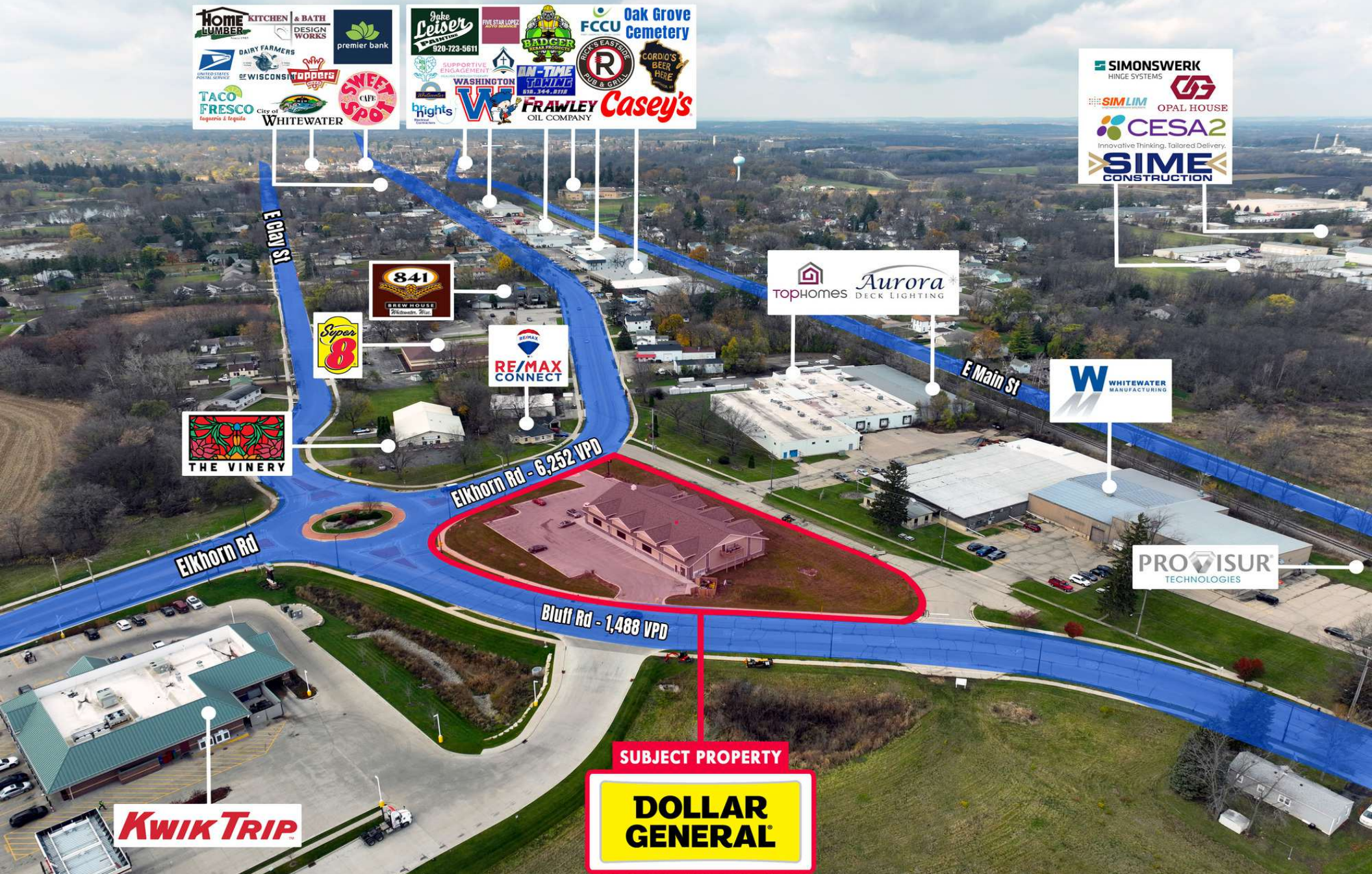
RE/MAX
CONNECT

E Clay St

Elkhorn Rd

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Home Lumber | KITCHEN & BATH DESIGN WORKS | premier bank | Jake Lesler PAINTING 920-723-5611 | FIVE STAR LOPEZ | BADGER BETA PRODUCTS | FCCU | Oak Grove Cemetery | RICK'S EASTSIDE PUB & GRILL | CORDIO'S BEER HERE | SUPPORTIVE ENGAGEMENT | WASHINGTON Hights | WASH-TIME | FRAWLEY Casey's OIL COMPANY

SIMONSWERK HINGE SYSTEMS | SIMLIM OPAL HOUSE | CESA2 Innovative Thinking. Tailored Delivery. | SIME CONSTRUCTION

THE VINERY

Super 8

841 BREW HOUSE Elkhorn, WI

RE/MAX CONNECT

topHomes Aurora DECK LIGHTING

WHITTEWATER MANUFACTURING

PROVISUR TECHNOLOGIES

Kwik Trip

SUBJECT PROPERTY
DOLLAR GENERAL

Elkhorn Rd - 6,252 VPD

Bluff Rd - 1,488 VPD



Whitewater, Wisconsin, is a charming city located in the southeastern part of the state, nestled in both Walworth and Jefferson counties. Surrounded by rolling hills, lush forests, and scenic lakes, it offers a picturesque setting that embodies the natural beauty of the Midwest. The city is named for the Whitewater Creek, which flows through the area and is known for its clear, fast-moving waters.

The downtown area exudes small-town charm, featuring historic brick buildings, locally-owned shops, and inviting cafes. Whitewater is also home to the University of Wisconsin-Whitewater, which infuses the city with youthful energy, cultural events, and academic pursuits. The university's campus boasts modern facilities and green spaces, making it a central hub for the community.

Outdoor enthusiasts are drawn to Whitewater for its proximity to the Kettle Moraine State Forest, a sprawling natural area offering hiking, biking, camping, and winter sports opportunities. The Ice Age National Scenic Trail, which cuts through the region, provides a glimpse into the geological history shaped by glaciers thousands of years ago.

Whitewater's lakes, such as Whitewater Lake and Cravath Lake, offer recreational activities like boating, fishing, and kayaking. In addition to its outdoor appeal, the city hosts a variety of events and festivals throughout the year, including the Whitewater Fourth of July Celebration and the Freeze Fest in winter.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	16,108	17,264	40,581
Median Age	25.9	26.5	35.3
# Of Persons Per HH	2.2	2.2	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,414	5,873	15,448
Average HH Income	\$59,855	\$62,946	\$77,958
Median House Value	\$220,588	\$234,782	\$250,521
Consumer Spending	\$137.2 M	\$154.1 M	\$459.7 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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