

FAMILY DOLLAR

FOR SALE

\$765,000

INVESTMENT SALE

Family Dollar Lease
NNN - 9.00% CAP Rate

47 W. Scott Street
Fond du Lac



Current Rent Roll & CAP Rate Analysis



Renewal Letter of Intent

VIA EMAIL TO Mtruxal@cvlci.com

RE: Family Dollar Store # 5316; Fond du Lac, WI

To whom it may concern:

This letter constitutes a "Letter of Intent" to enter into an Amendment to Lease Agreement for the above-referenced Family Dollar Store.

Term: The current term (Extension 3) expires December 31, 2017. Landlord and Tenant agree to activate the final existing lease option (Extension 4), from January 1, 2018 to December 31, 2022.

Extended Terms: Landlord and Tenant agree to add four (4) future options to extend the Lease for a period of five years each. Fixed and percentage rent for the added terms will be as noted below.

Rent: Fixed rent for Extension 5 will be \$69,878/annum. **Current Rent Rate**
 Fixed rent for Extension 6 will be \$75,118,337/annum.
 Fixed rent for Extension 7 will be \$82,630,77,040/annum.
 Fixed rent for Extension 8 will be \$90,893,80,892/annum.

Percentage Rent: Percentage rent for Extension 5 will be 3% of gross sales in excess of \$2,329,253.
 Percentage rent for Extension 6 will be 3% of gross sales in excess of \$2,445,715.
 Percentage rent for Extension 7 will be 3% of gross sales in excess of \$2,568,001.
 Percentage rent for Extension 8 will be 3% of gross sales in excess of \$2,696,401.

All other provisions of the Lease will remain per the Lease except for calendar dates.

NNN LEASE: Tenants pays Taxes, Landlord Insurance, CAM Charges

2023 NNN Estimate \$2.38 SF
 Association Managed Center

920.204.6850

Family Dollar - Scott & Main St. - FOND DU LAC WI



Suite/Name	SF	SF Price	Monthly Rate	Yearly Totals
Family Dollar	10000	\$6.99	\$5,823.17	\$69,878.00
Totals	10000	\$6.99	\$5,823.17	\$69,878.00
Operating Expenses	Estimated	\$0.10	\$83.33	\$1,000.00
Insurance	Estimated			Tenant
CAM				Tenant
Property Taxes				Tenant
Projected NOI	10000	\$6.89	\$5,739.83	\$68,878

Investment Sale

Building	Unit	Tenants	Rate SF	SF	Base Rent Month	Base Rent Annually	Lease Type	Current Lease Term
43	5	Retail	\$6.89	10,000	\$5,739.83	\$ 68,878	NNN	5-year
Building SF	10,000	Rental Rate						
	CAP Rate	\$ 6.86	\$ 6.89	\$ 6.91	\$ 7.16	\$ 7.41	\$ 7.91	\$ 8.41
	7.00%	\$ 980,000	\$ 984,286	\$ 987,143	\$ 1,022,857	\$ 1,058,571	\$ 1,130,000	\$ 1,201,429
	7.50%	\$ 914,667	\$ 918,667	\$ 921,333	\$ 954,667	\$ 988,000	\$ 1,054,667	\$ 1,121,333
	8.00%	\$ 857,500	\$ 861,250	\$ 863,750	\$ 895,000	\$ 926,250	\$ 988,750	\$ 1,051,250
	8.15%	\$ 841,718	\$ 845,399	\$ 847,853	\$ 878,528	\$ 909,202	\$ 970,552	\$ 1,031,902
	8.25%	\$ 831,515	\$ 835,152	\$ 837,576	\$ 867,879	\$ 898,182	\$ 958,788	\$ 1,019,394
	8.50%	\$ 807,059	\$ 810,588	\$ 812,941	\$ 842,353	\$ 871,765	\$ 930,588	\$ 989,412
	9.00%	\$ 762,222	\$ 765,556	\$ 767,778	\$ 795,556	\$ 823,333	\$ 878,889	\$ 934,444
	9.25%	\$ 741,622	\$ 744,865	\$ 747,027	\$ 774,054	\$ 801,081	\$ 855,135	\$ 909,189
	9.50%	\$ 722,105	\$ 725,263	\$ 727,368	\$ 753,684	\$ 780,000	\$ 832,632	\$ 885,263

NOTES

Current Lease	Term	Renewals Remaining
Jan.1 2023	5 Year	3 - 5 year



ABOUT AC COMMERCIAL

UNIQUELY LOCAL.

To best serve any community one could say you need to be part of its fabric. know the landscape, the business climate, the people dedicated to all its efforts to grow.

As a Broker/Owner born and raised in Fond du Lac, AC Commercial is a recognized business & brokerage leadership firm in the area combining extensive real estate experience, with the skills and knowledge necessary to deliver results.

UNEQUALED RESULTS.

Great service and the results that follow don't just happen. They show through when the underlying philosophy of the business takes on all the practices necessary to deliver them.

At AC Commercial our mission is to offer the highest level of expertise, distinct services, personalized attention, and high-energy commitment to customer service you will find. And, as a current or future client of AC Commercial, we believe you should demand nothing less of your real estate firm.

AC COMMERCIAL RE (also dba: ZA Commercial)
21 E. 1st STREET
Suite AC
FOND DU LAC WI 54935

contact

TOM ACKERMAN

OWNER - BROKER
920-539-7014

tom@zacommercial.com

tom@acfdl.com



ALSO DOING BUSINESS AS:



BROKER DISCLOSURES

© 2024 AC Commercial RE, LLC. and ZA Commercial LLC. The information in this publication (and all its pages and content) has been obtained from sources believed reliable. We have not verified Seller's provided information and make no guarantee, warranty or representation about it. Any projections, opinions, measurements, assumptions, or estimates used may represent examples only and not represent the current or future performance of the property or investment. You and your advisors should conduct a careful, independent investigation of the Investment, Property, Land, Business, or Offering and any related offerings to determine to your satisfaction the suitability of the business and or property for your needs.

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

ZA Commercial LLC
Page 1 of 2

BROKER DISCLOSURE TO CUSTOMERS

- 1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:
2 **BROKER DISCLOSURE TO CUSTOMERS**
3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:
7 ■ The duty to provide brokerage services to you fairly and honestly.
8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 55-63).
13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
15 ■ The duty to safeguard trust funds and other property the broker holds.
16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.
18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.
22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**
23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.
28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 55-63).
30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.
35 CONFIDENTIAL INFORMATION: _____
36
37 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____
38
39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)
40 **CONSENT TO TELEPHONE SOLICITATION**
41 I/we agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing.
44 List Home/Cell Numbers: _____
45 **SEX OFFENDER REGISTRY**
46 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.
48 BY SIGNING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND
49 THAT _____ and _____ are working
50 Sales Associate ▲ Firm Name ▲
51 as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **[STRIKE ONE]** .
52 SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.
53
54 Signature ▲ Date ▲ Signature ▲ Date ▲

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Copyright 2012 by Wisconsin REALTORS® Association. Drafted by Attorney Debra Peterson Conrad

ZA Commercial LLC 1800 Meiss St Fond Du Lac, WI 54935-5653
Thomas Ackerman

Phone: 920-539-7014 Fax: 920-204-3005
Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com ZA Disclosures

Page 2 of 2

55 DEFINITION OF MATERIAL ADVERSE FACTS

56 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
63 agreement made concerning the transaction.

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

ZA Disclosure

CONTACT:

TOM ACKERMAN

OWNER

920-539-7014

tom@zacommercial.com



21 E. 1ST STREET - FOND DU LAC WI. 54935

920-204-6850

acfdl.com

zacommercial.com