

# INVESTMENT OPPORTUNITY

## Net Leased Dental Clinic



**Familia Dental, 1931 Main Street, Green Bay, WI 54302**



**THE PROPERTY**  
A D V I S O R

**Jerry Erdmann**

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PLEASE CONSULT YOUR AGENT FOR MORE DETAILS.**



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# Investment Summary

<i>Asking Price</i>	<i>Initial NOI</i>	<i>NOI after Renewal</i>	<i>Total GLA</i>
<b>\$1,600,000</b>	<b>\$110,000</b>	<b>\$121,000</b>	<b>5,000 SF</b>



Property Advisory Group, Ltd. is pleased to present the opportunity to acquire a newer constructed free standing Familia Dental (Built 2016) along a major commercial corridor in Green Bay, WI.

This site has proven profitable for the Tenant that is pleased with the performance of the location. The initial 10-year term soon expires and the tenant just renewed their first 5 year option with one more 5 year option remaining.



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# Property Information

**PROPERTY ADDRESS:**

1931 Main Street, Green Bay, WI 54302

**LIST PRICE:**

\$1,600,000

**NOI / CAP RATE:**

Current - \$110,000 / 6.88%

April 1, 2027 - \$121,000 / 7.56%

Avg Cap Rate for Lease Term: 7.45%

**BUILDING SQUARE FOOTAGE:**

5,000 Sq. Ft.

**SITE AREA:**

1.07 Acres

**YEAR BUILT:**

2016 (Occupancy 4/1/2017)

**ZONING:**

C-1

**LEASE TYPE:**

NN+

**LEASE TERM:**

10 year Initial

Soon starting first 5 year extension with a second 5 year available

Starting - April 1, 2027

Ending - March 31, 2032

**DEAL HIGHLIGHTS:**

- Tenant initially invested \$2M in this location
- NN+ Lease (Limited Responsibilities)
- 10% Rent Bumps every 5 years
- 2- 5 year options, first option confirmed and soon to start
- Below Market Rent (cost prohibitive to relocate)
- 13,700 Cars Per Day on Main Street
- Tenant Website: [www.familiadental.com](http://www.familiadental.com)
- Tenant has 38 Stores in 6 States



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# Property Photos

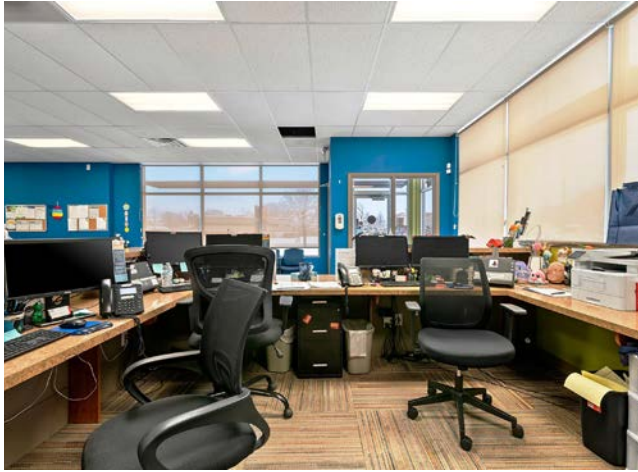


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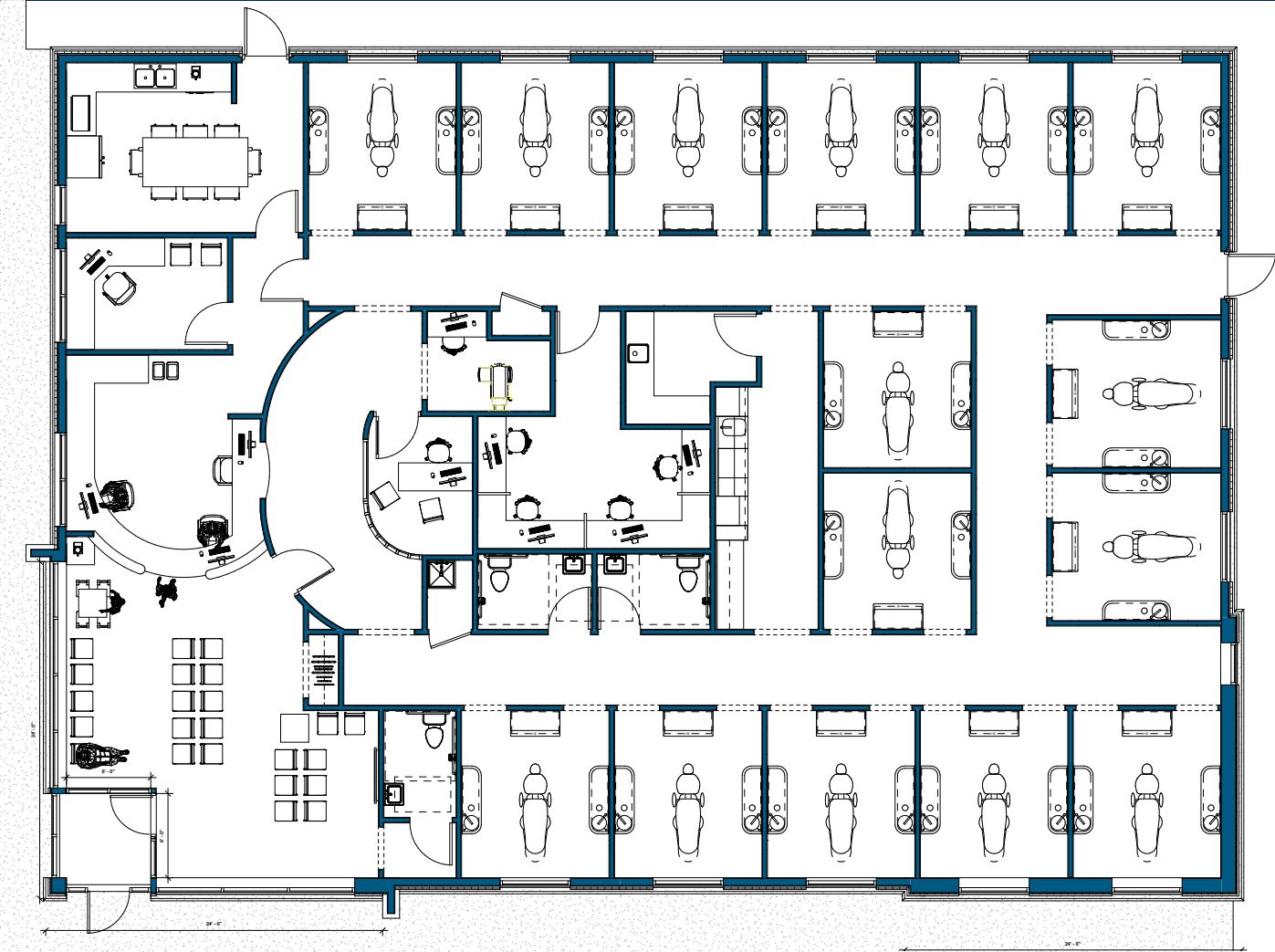


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# Property Photos



# Floor Plan



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# Tenant & Lease Profile



*Familia Dental* is a full-service dental platform committed to providing high quality, convenient, and affordable general dentistry, and orthodontic services with a caring, respectful approach. Its mission is provide patients with access to comprehensive dental care in modern, state-of-the are family centers.

The company and this location provide dentistry and orthodontics for children and adults. The company was founded in 2008 and has a strong focus on education and outreach with education days and Familia Presentations to reach people about the proper care and treatment of their teeth.

Familia Dental makes visiting a dentist easier, more accessible, and more affordable. The company serves many people that are underserved in their markets and offers a full spectrum of pediatric dentistry, adult dentistry, and orthodontic dentistry to help families enjoy healthy, beautiful smiles.

## TENNANT OVERVIEW

Company: Familia Dental

Founded: 2008

Number of Locations: 38 (located in 6 states)

Status: Growth Mode

Services: Quality Dental Care at an Affordable Price

Headquarters: Schaumburg, IL

Website: [www.familiadental.com](http://www.familiadental.com)

## RENT ROLL

Lease Years	Annual Rent	Monthly Rent	Rent/SqFr
4/1/2022-3/31/2027	\$110,000.00	\$ 9,166.67	\$ 22.00
Option 1 4/1/2027-3/31/2032	\$121,000.00	\$ 10,083.33	\$ 24.20
Option 2 4/1/2032-3/31/2037	\$133,100.00	\$ 11,091.67	\$ 26.62



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# Map Looking North



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# Map Looking South



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# Disclosure to Non-Resident Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

**Disclosure To Customers:** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

**Confidentiality Notice to Customers:** The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01 (5g).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

Confidential Information: \_\_\_\_\_

Non-Confidential Information (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

*(Insert information you authorize to be disclosed, such as financial qualification information.)*

## Definition of Material Adverse Facts

A "Material Adverse Facts" is defined in Wis. Stat. §452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 agreement made concerning the transaction.

**Notice About Sex Offender Registry:** You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.



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