



612 DALLAS ST

Chetek, WI 54728



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

CHETEK EXPRESS

612 Dallas St | Chetek, WI 54728

EXCLUSIVELY LISTED BY



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PORTFOLIO OVERVIEW

ADDRESS	CITY, ST	LEASE TERM	LEASE TYPE	ANNUAL BASE RENT	ANNUAL INCREASES	CAP RATE	SALE PRICE
2789 22nd St	Rice Lake, WI	±20 Years	Absolute NNN	\$160,000	1.50%	8.00%	\$2,000,000
2671 27th St	Mikana, WI	±20 Years	Absolute NNN	\$64,000	1.50%	8.00%	\$800,000
612 Dallas St	Chetek, WI	±20 Years	Absolute NNN	\$128,000	1.50%	8.00%	\$1,600,000
425 3rd St	Cornell, WI	±20 Years	Absolute NNN	\$72,000	1.50%	8.00%	\$900,000
23150 Whitehall Rd	Independence, WI	±20 Years	Absolute NNN	\$84,000	1.50%	8.00%	\$1,050,000
35194 Diagonal St	Independence, WI	±20 Years	Absolute NNN	\$68,000	1.50%	8.00%	\$850,000
TOTAL/AVERAGES		±20 Years	Absolute NNN	\$576,000	1.50%	8.00%	\$7,200,000

PORTFOLIO SUMMARY

Portfolio Price: **\$7,200,000**

Portfolio Cap Rate **8.00%**

Portfolio NOI: **\$576,000**



±3,396 SF
GLA



1996/2024
Year Built/Renovated



±1.60 AC
Lot Size



Absolute NNN
Lease Type

PROPERTY OVERVIEW

- **Absolute NNN Portfolio Sale-Leaseback** – Properties Available as a portfolio or individually.
- **Strong Guarantee** – Lease is personally guaranteed by a high net worth, experienced gas station operator with a large and growing real estate portfolio (60+ properties). Personal financials available to qualified buyers.
- **Experienced Operator** – The operator's team has extensive experience operating gas stations throughout the Midwest, with 130+ stores currently under management.
- **Strong Historical Financial Performance** – Property has consistently reported increased revenue annually. Financials available for review.
- **Multiple Revenue Streams** – The property features a gas station with diesel, fully-stocked convenience store, car wash, and auto parts/auto repair store.
- **Bonus Depreciation** – Fee simple ownership structure may allow for bonus depreciation benefits. Consult with a tax professional.
- **Environmental Reports** – Recent environmental reports are available for review.



FINANCIAL SUMMARY



\$1,600,000
LIST PRICE



8.00%
CAP RATE



\$128,000
ANNUAL BASE RENT

TENANT SUMMARY

Tenant Trade Name	Chetek Express
Type of Ownership	Fee Simple
Lease Guarantor	Personal (60+ Properties)
Lease Type	Absolute NNN
Landlords Responsibilities	None
Original Lease Term	20 Years
Rent Commencement Date	Close of Escrow
Lease Expiration Date	20 Years After Close of Escrow
Term Remaining on Lease	±20 Years
Increases	1.5% Annual Increases
Options	Four, 5-Year Options
MPDs	5
Diesel Dispensers	1
Car Wash	Yes





ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	CAP RATE
1	\$10,666.67	\$128,000.00	8.00%
2	\$10,826.67	\$129,920.00	8.12%
3	\$10,989.07	\$131,868.80	8.24%
4	\$11,153.90	\$133,846.83	8.37%
5	\$11,321.21	\$135,854.53	8.49%
6	\$11,491.03	\$137,892.35	8.62%
7	\$11,663.39	\$139,960.74	8.75%
8	\$11,838.35	\$142,060.15	8.88%
9	\$12,015.92	\$144,191.05	9.01%
10	\$12,196.16	\$146,353.92	9.15%
11	\$12,379.10	\$148,549.23	9.28%
12	\$12,564.79	\$150,777.46	9.42%
13	\$12,753.26	\$153,039.13	9.56%
14	\$12,944.56	\$155,334.71	9.71%
15	\$13,138.73	\$157,664.73	9.85%
16	\$13,335.81	\$160,029.70	10.00%
17	\$13,535.85	\$162,430.15	10.15%
18	\$13,738.88	\$164,866.60	10.30%
19	\$13,944.97	\$167,339.60	10.46%
20	\$14,154.14	\$169,849.70	10.62%

*Rent schedule for option periods available upon request



FAMILY DOLLAR

BADGER STATE RECOVERY, INC.

Sweetwater SANITATION SERVICE

Laugh n' Learn
Childcare Center

A B C
TRUSS
A Division of **US**

Lake Country
MARINA

Caribou
COFFEE

ROSELAWN ELEMENTARY
477 STUDENTS

NORM'S OPEN KITCHEN RESTAURANT

ONE STOP
AUTOMOTIVE

SUBJECT PROPERTY

DALLAS ST ± 4,900 VPD

 **CHETEK MUNICIPAL-SOUTHWORTH AIRPORT**
± 1.9 MILES AWAY



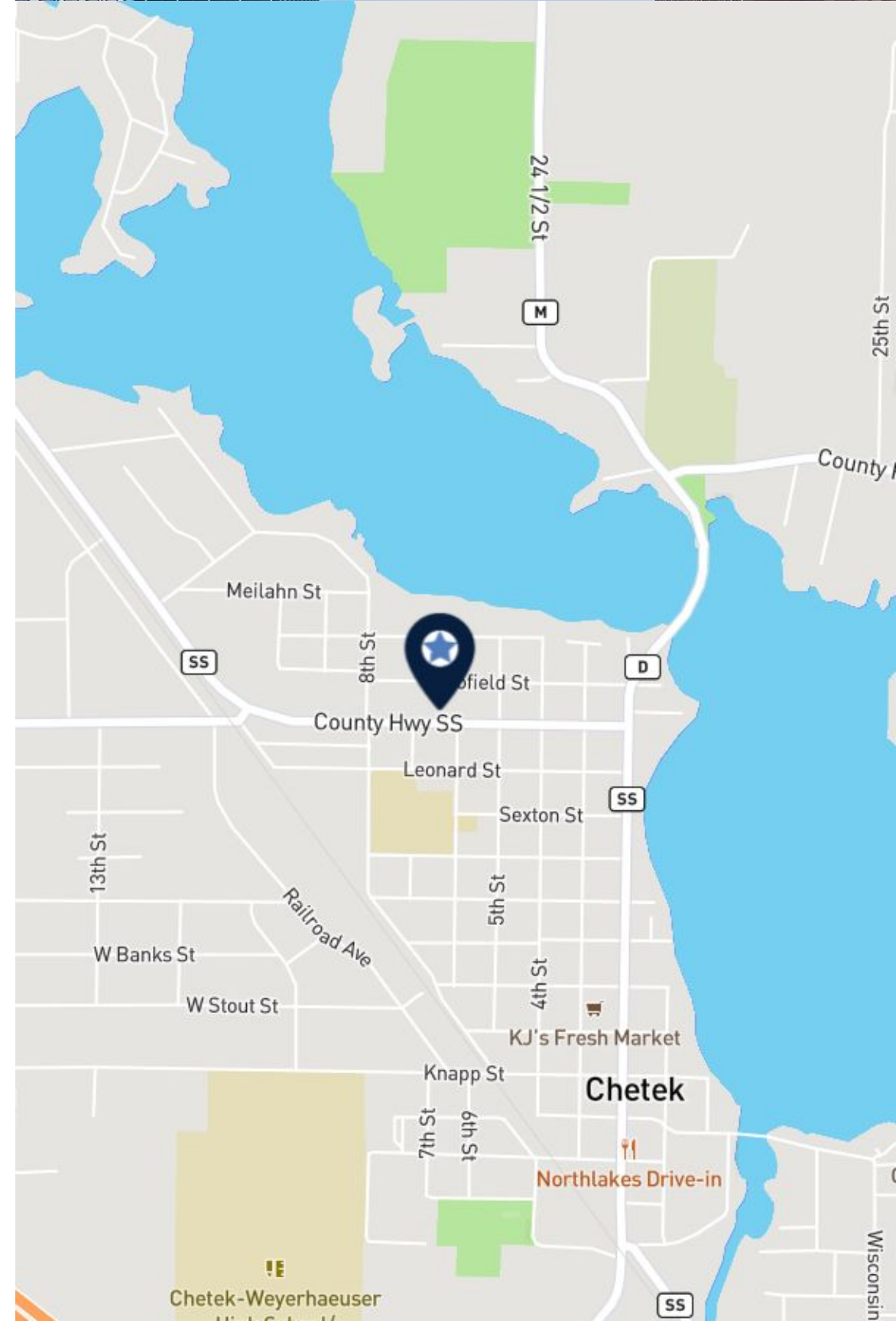
AREA OVERVIEW

Chetek, Wisconsin, located in Barron County, is a community recognized for its natural resources and recreational opportunities. The city is centered around the Chetek Chain of Lakes, a series of interconnected waterways that support fishing, boating, and other water-based activities.

These lakes attract outdoor enthusiasts, contributing to a robust tourism sector. The area also highlights its historical significance through sites such as the Chetek Area Museum which documents the region's early Native American presence and its development during the logging era. Annual events like the Chetek Liberty Fest celebrate the community's heritage and foster engagement among residents and visitors. The local economy is diverse, with tourism playing a key role alongside agriculture and small businesses. Local enterprises cater to seasonal visitors while supporting year-round residents, creating a balance between economic growth and community sustainability.

Cultural activities, such as art exhibits and seasonal fairs, emphasize local creativity and craftsmanship. Chetek's identity is shaped by its natural environment and community-driven initiatives, making it a distinctive example of a Wisconsin city that blends outdoor recreation, history, and economic resilience.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	4,563	6,387	15,585
Current Year Estimate	4,513	6,278	15,225
2020 Census	4,058	5,744	14,792
Growth Current Year-Five-Year	1.12%	1.74%	2.37%
Growth 2020-Current Year	11.20%	9.30%	2.93%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	2,008	2,778	6,491
Current Year Estimate	2,013	2,767	6,424
2020 Census	1,795	2,481	6,100
Growth Current Year-Five-Year	-0.25%	0.38%	1.04%
Growth 2020-Current Year	12.13%	11.55%	5.30%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$81,141	\$86,390	\$90,271



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **612 Dallas St, Chetek, WI, 54728** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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