



SUPERSIZED DOLLAR GENERAL PLUS | RENT INCREASES

ACTUAL STORE

106 E NINTH STREET, BRODHEAD, WI 53520

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DOLLAR GENERAL PLUS WITH BUMPS

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,929,125
Current NOI:	\$130,215.96
Initial Cap Rate:	6.75%
Land Acreage:	+/- 2.86
Year Built	2024
Building Size:	12,480 SF
Price PSF:	\$154.58
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	7.09%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this new 12,480 SF. Dollar General store located in Brodhead, Wisconsin. This **supersized 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. 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 January 2024.

This Dollar General is highly visible as it is strategically positioned on the **signalized corner** of 1st Street & E 9th Avenue which sees **7,755 cars per day**. It is conveniently located on the north side of town **nestled among residential homes**. The ten mile population from the site is 14,266 while the three mile **average household income \$70,800 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 small box retailer. List price reflects a 6.75% cap rate based on NOI of \$130,215.96.



PRICE \$1,929,125



AVG. CAP RATE 7.09%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 14 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **2024 BTS Construction | Supersize Footprint**
- **Signalized Location | 7,755 ADTC**
- **5% Rent Increases Every 5 Years**
- 5 (5 Year) Options | 5% Increases At Each Option
- **Three Mile Household Income \$70,800**
- Ten Mile Population 14,266
- Investment Grade Dollar Store With “BBB” Credit Rating
- **Dollar General Corporate Guaranty | 20,000+ Stores**

DOLLAR GENERAL PLUS WITH BUMPS

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$130,215.96	\$10.43
Gross Income	\$130,215.96	\$10.43
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$130,215.96	\$10.43

PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/- 2.86 Acres
Building Size:	12,480 SF
Traffic Count:	7,755
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Supersized Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$130,166.40
Rent PSF:	\$10.43
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/14/2024
Lease Expiration Date:	1/31/2039
Lease Term Remaining:	14 Years
Rent Bumps:	5% at Every 5 Years & at Each Option
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

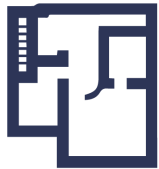


S&P:
BBB

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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	12,480	1/14/2024	1/31/2039	\$130,166.40	100.0		\$10.43
				\$136,726.80		2/1/2029	\$10.96
				\$143,562.00		2/1/2034	\$11.50
				Option 1		2/1/2039	\$12.08
				Option 2		2/1/2044	\$12.68
				Option 3		2/1/2049	\$13.32
Option 4	2/1/2054	\$13.98					
Option 5	2/1/2059	\$14.68					
Totals/Averages	12,480			\$136,834.92			\$10.96



TOTAL SF
12,480



TOTAL ANNUAL RENT
\$130,166.40



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$10.96



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

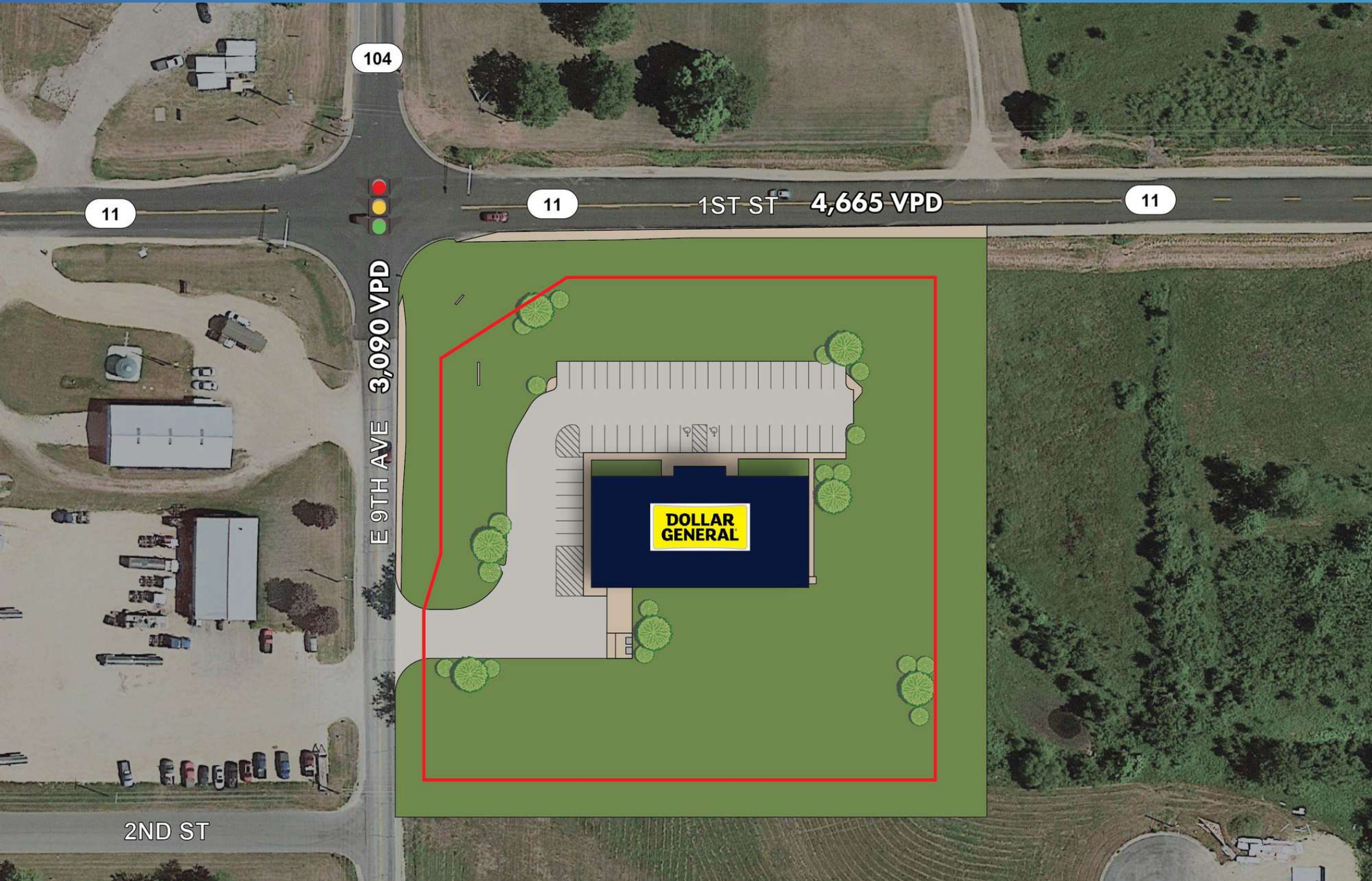
DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,000+ stores with more than 173,000 employees, located across 48 states. Dollar General has more retail locations 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
39 Miles**



**Milwaukee,
Wisconsin
34 Miles**

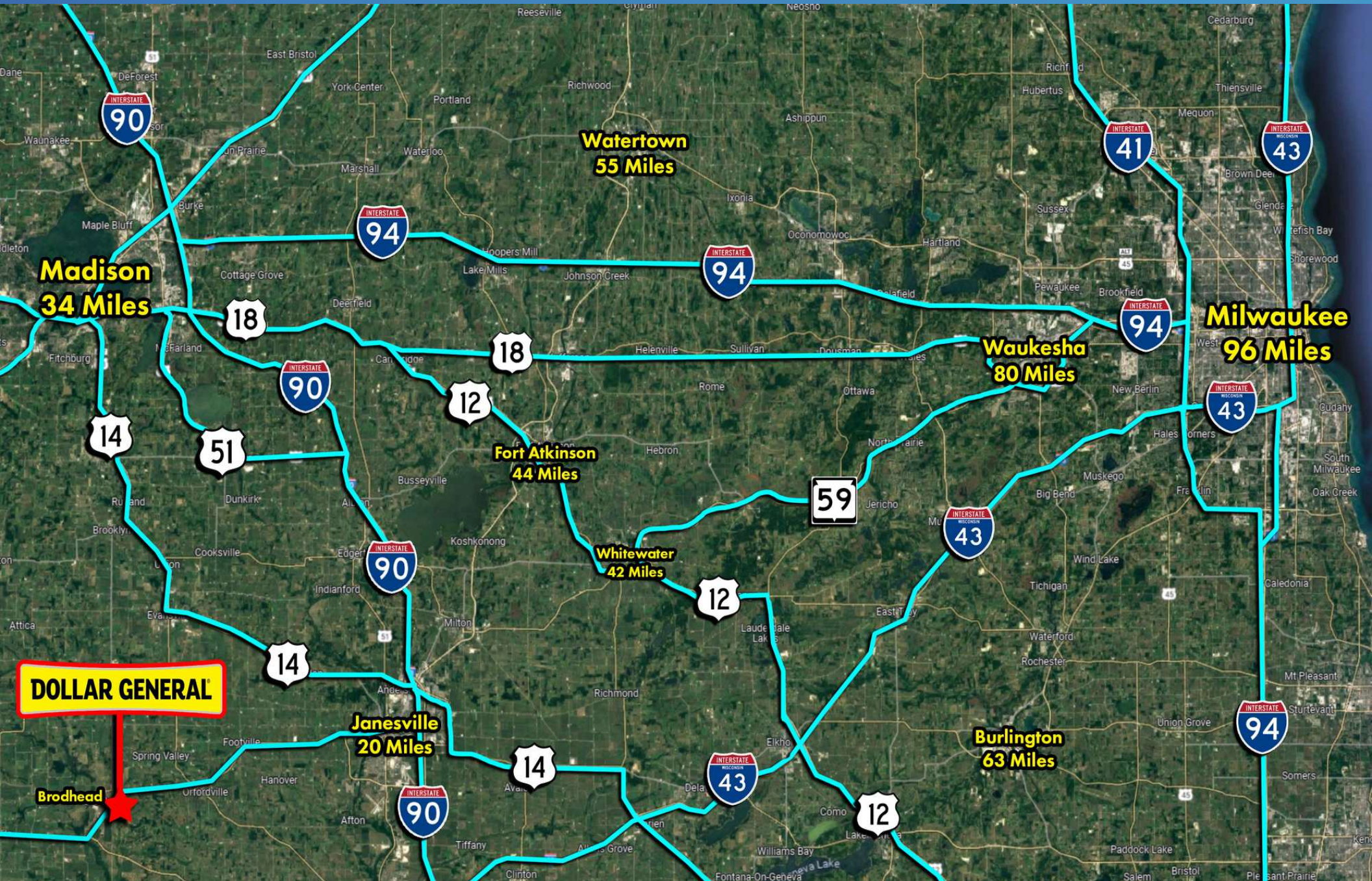


**Janesville,
Wisconsin
20 Miles**

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FORTIS NET LEASE™



SUBJECT PROPERTY
DOLLAR GENERAL®

E 8th Ave

4th St

3rd St

2nd St

E-9th Ave - 3,090 VPD

1st St - 4,665 VPD

104

11

GW GREEN-WOOD
County Line
Timberline
Cardinal
Newcomer
Chiropractic
ELEVATORS INC.

Brodhead CHEVROLET
piggly wiggly
STOUGHTON
It's in the details
Brodhead High School

Payne
villa
MJ
BANK OF BRODHEAD
Bridges
PINNOW
HOMETOWN PHARMACY
Mobil

ATL'S
TASTEE CREME
Cobson's
HEATING & PLUMBING

Little Learners
Maddrell Excavating

Huntington & Son
Plumbing & Well Pumps

BETHLEHEM
LUTHERAN CHURCH
FOOD MEMBER OF THE ELCH

BULLWINKLE'S COFFEE
& More

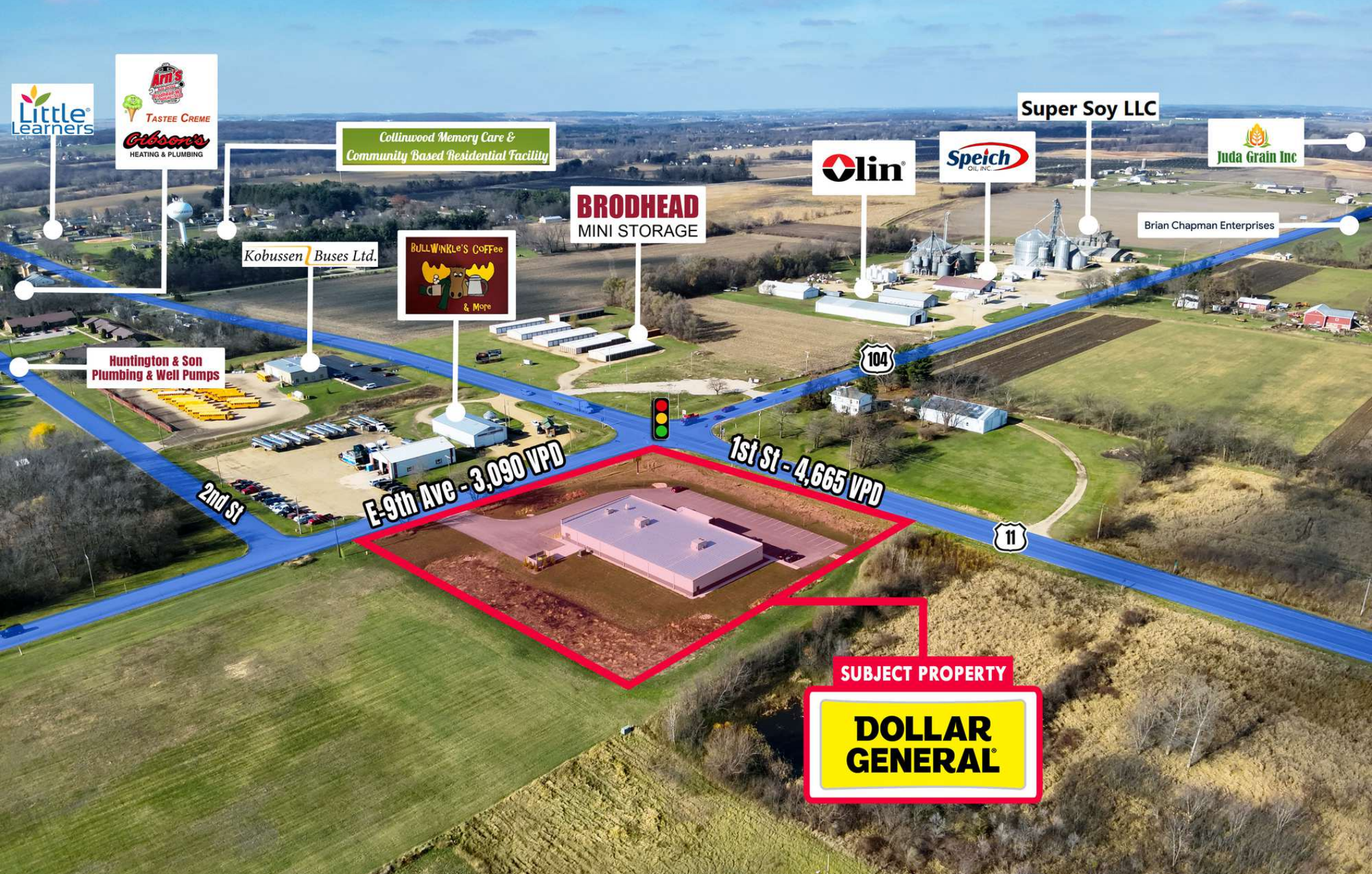
Kobussen Buses Ltd.

BRODHEAD
MINI STORAGE

BARTELT
Enterprises Inc.

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Brodhead, Wisconsin, is a charming small town nestled in the southern part of the state, straddling Green and Rock Counties. With a population of around 3,300 residents, it offers a peaceful, tight-knit community atmosphere surrounded by picturesque countryside. The town is set amidst rolling farmland, scenic woodlands, and the winding waters of the Sugar River, which provides a tranquil setting for outdoor enthusiasts.

Downtown Brodhead features a quaint, historic district with brick-fronted buildings, boutique shops, and locally-owned restaurants. The area reflects the town's agricultural roots and small-town pride. A centerpiece of community life is Veterans Memorial Park, which hosts seasonal events, including farmers' markets and music performances.

The nearby Sugar River State Trail is a highlight for hikers, bikers, and nature lovers, offering a scenic pathway through meadows and wetlands. Brodhead's annual Covered Bridge Days Festival celebrates its heritage, named for the charming wooden bridge located just outside town—a popular spot for photographers.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	5,184	6,007	14,266
Median Age	41.9	42.4	43.5
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,109	2,437	5,690
Average HH Income	\$70,800	\$73,883	\$84,082
Median House Value	\$165,513	\$172,703	\$207,473
Consumer Spending	\$61.3 M	\$72.8 M	\$184.9 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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