

FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



15 YEAR NNN LEASE | 11.75 YEARS REMAINING | CORPORATE GUARANTEE

115 Monroe Street, Augusta, WI 54722

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Property Map



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Wisconsin Broker of Record: Dan Roselip | ALTUS Commercial Real Estate

FAMILY DOLLAR

INVESTMENT SUMMARY

List Price:	\$1,117,000
Current NOI:	\$81,533
Initial Cap Rate:	7.30%
Land Acreage:	.76 Acres
Year Built:	2015
Building Size:	8,359 SF
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	NNN
Taxes, CAM , Insurance:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Term:	15 Years
Rent Commencement:	February 11, 2015
Rent Expiration:	June 30, 2029
Term Remaining:	11.75 Years
Rent Increases:	10% at Year 11 & Every Option
Option Periods:	Six, Five Year Options
Lease Guarantor:	Corporate

Year	Monthly Rent	Annual Rent	Rent Increase	% Increase
1-10	\$6,794.42	\$81,533.00	8,153	10.00%
11-15	\$7,473.83	\$89,686.00	8,969	10.00%
Option 1	\$8,221.25	\$98,655.00	9,865	10.00%
Option 2	\$9,043.33	\$108,520.00	10,852	10.00%
Option 3	\$9,947.67	\$119,372.00	11,937	10.00%
Option 4	\$10,942.42	\$131,309.00	13,131	10.00%
Option 5	\$12,036.67	\$144,440.00	14,444	10.00%
Option 6	\$13,240.33	\$158,884.00		

INVESTMENT HIGHLIGHTS

- Newer 8,359 SF Family Dollar Store Situated on .76 Acres
- 15 Year NNN Lease with No Landlord Responsibilities
- 10% Rent Increases at Year 11 & Each Option | Six, Five Year Options
- Corporate Guaranteed Lease | S&P Rating BBB-
- 2015 Build-to-Suit Store

LOCATION HIGHLIGHTS

- Approximately 22 Miles Southeast of Eau Claire, WI
- Located at the Intersection of Lincoln Street (5,400+ VPD) and Monroe Street
- No Competitive Surrounding Retail Stores | Situated on Local Retail Corridor
- 10 Mile Population Exceeds 10,400 Residents | 1.50% Population Growth Within 5 Miles by 2022
- Average Household Income Exceeds \$63,000 Within 10 Miles
- Median Home Value Exceeds \$152,000 Within 10 Miles
- Located Near Retail Tenants Including True Value Hardware, CARQUEST Auto Parts, Subway, Unity Bank, Gordy's Country Market & More



INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present a newer Family Dollar located at 115 Monroe Street in Augusta, WI. This 15 year NNN lease no landlord responsibilities and there are approximately twelve years remaining in the initial term. The lease has a corporate guarantee and six, five year options. There is a ten percent rent increase in year eleven and at each option.

The ten mile population exceeds 10,400 residents and there is a 1.50 percent growth rate within five miles by 2022. The median home value within ten miles exceeds \$152,000 and the average household income exceeds \$63,000. The subject property is located near other retail tenants including True Value Hardware, CARQUEST Auto Parts, Subway, Unity Bank and Gordy's Country Market.

TENANT OVERVIEW

Family Dollar Stores, Inc. operates a chain of self-service retail discount stores primarily for low- and middle-income consumers in the United States. Its merchandise assortment includes consumables, such as household chemicals, paper products, food products, health and beauty aids, hardware and automotive supplies, pet food and supplies, and tobacco; and home products comprising blankets, sheets, towels, housewares, giftware, and home decor products. The company also provides apparel and accessories consisting of men's and women's clothing products, boys and girls clothing products, infants clothing products, shoes, and fashion accessories; and seasonal and electronic products, such as toys, stationery and school supplies, and seasonal goods, as well as personal electronics, including pre-paid cellular phones and services.

Family Dollar operates approximately 8,100 stores in 46 states. The company was founded in 1959 and is headquartered in Matthews, North Carolina. Most recently, Dollar Tree completed their acquisition of Family Dollar in July of 2015. This merger allows the Dollar Tree-Family Dollar organization to operate over 13,000 locations with sales exceeding \$19 billion annually and over 145,000 store associates.

Subject Property



Augusta, WI

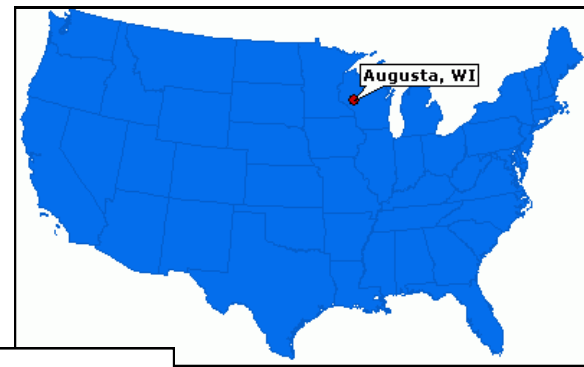
Augusta is a city in Eau Claire County, Wisconsin, United States. The population was 1,550 at the 2010 census. The city is bordered by the Town of Bridge Creek.

Augusta is located in the middle of beautiful west central Wisconsin with rolling hills, man made lakes, rivers and streams, marshes, pine and deciduous forests, and charming open spaces. The area is known for its family dairy farms, small apple orchards, grains, small creamery cheese production, tourism and outdoor recreation.

Low crime rates, fresh air, a moderate real estate market and an industrious population makes it a great place to live, work and do business. You'll still find a seasonal drive-in restaurant with car hops and mom and pop places to dine but no MacDonald's or Pizza Huts.

The area was settled in the mid-19th century by German, Scandinavian and other European immigrants. Victorian buildings remain and are still very much in use. Today Augusta is a vital Amish Community and part of the regions known as the Chippewa Valley and Indian Head Country.

Each year, Augusta celebrates Independence Day and the founding of the town with a Bean and Bacon Days celebration. The festival includes a parade and street fair. The celebration was first established with that name in 1977 by the August Business Association and the Lions Club. The annual sponsor of the celebration is Bush Brothers and Company.





5,400+ VPD



Monroe Street

Lincoln Street

Surrounding Retail





Average
Household
Income
Exceeds
\$63,000
Within 10
Miles

**NOW
HIRING**

**Largest Employers
in Eau Claire County, WI**

- ◆ Mayo Clinic Health System
- ◆ Sacred Heart Hospital
- ◆ Eau Claire School District
- ◆ Menard, Inc.
- ◆ University of Wisconsin - Eau Claire
- ◆ Philips Medisize
- ◆ United Healthcare
- ◆ Hutchinson Technology Inc,



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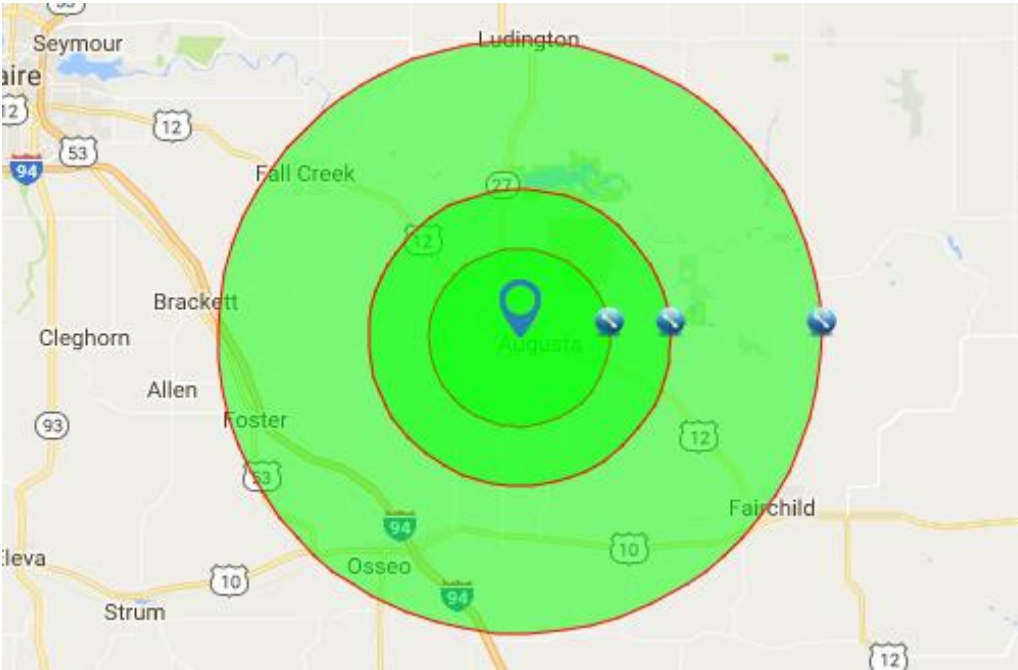
10,479 People Live
Within 10 Miles

Click Image For Online
Property Map



FAMILY DOLLAR | FORTIS NET LEASE

Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	2,287	3,369	10,479
2022 Population:	2,309	3,404	10,636
Pop Growth 2017-2022:	0.96%	1.04%	1.50%
Average Age:	37.80	37.90	39.00
Households			
2017 Total Households:	813	1,196	3,951
HH Growth 2017-2022:	1.11%	1.25%	1.54%
Median Household Inc:	\$46,397	\$48,590	\$53,715
Avg Household Size:	2.70	2.70	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$135,901	\$143,444	\$152,529
Median Year Built:	1951	1955	1967



Population:	3 Mile	5 Mile	10 Mile
2022 Projection	2,309	3,404	10,636
2017 Estimate	2,287	3,369	10,479
2010 Census	2,336	3,426	10,311
Growth 2017-2022	0.96%	1.04%	1.50%
Growth 2010-2017	(2.10%)	(1.66%)	1.63%
2017 Population Hispanic Origin	73	96	203
2017 Population by Race:			
White	2,235	3,289	10,210
Black	7	13	34
Am. Indian & Alaskan	11	18	81
Asian	4	8	46
Hawaiian & Pacific Island	0	0	1
Other	29	41	107
U.S. Armed Forces:	0	0	0
Households:			
2022 Projection	822	1,211	4,012
2017 Estimate	813	1,196	3,951
2010 Census	829	1,214	3,879
Growth 2017 - 2022	1.11%	1.25%	1.54%
Growth 2010 - 2017	(1.93%)	(1.48%)	1.86%
Owner Occupied	618	932	3,107
Renter Occupied	194	265	844
2017 Avg Household Income	\$54,663	\$56,990	\$63,600
2017 Med Household Income	\$46,397	\$48,590	\$53,715
2017 Households by Household Inc:			
<\$25,000	222	302	821
\$25,000 - \$50,000	209	312	1,006
\$50,000 - \$75,000	224	322	991
\$75,000 - \$100,000	75	123	476
\$100,000 - \$125,000	42	69	352
\$125,000 - \$150,000	19	33	135
\$150,000 - \$200,000	9	16	99
\$200,000+	13	20	72





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