



NOT ACTUAL STORE

10 YEAR LEASE | NEW CONSTRUCTION

321 E. ANN ST, KAUKAUNA, WI 54130

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Farmington Hills, MI 48334
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fortisnetlease.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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WISCONSIN BROKER OF RECORD:

Wayne A. Sobczak | Realty World

License #: 471-000681

INVESTMENT SUMMARY

List Price:	\$1,462,255
Current NOI:	\$97,240.00
Initial Cap Rate:	6.65%
Land Acreage:	1.36
Year Built	2018
Building Size:	9,543 SF
Price PSF:	\$153.23
Lease Type:	NN
Lease Term:	10 Years
Average CAP Rate:	6.65%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,543 SF Dollar Tree store located in Kaukauna, WI. The property is encumbered with a Ten (10) Year NN Lease, leaving limited landlord responsibilities. The lease contains Four (5) Yr. Options to renew, each with a \$0.50/SF rental rate increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB-”, which is classified as Investment Grade. The store is under construction and scheduled to be delivered to the tenant on 1/11/2019.

This Dollar Tree is highly visible as it is strategically positioned in Kaukauna. The five mile population from the site exceeds 64,000, while the one mile average household income exceeds \$80,500 per year, making this location perfect for a Dollar Tree. The site benefits from being positioned on a street that sees 8,800 cars per day. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Dollar Tree. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar store. List price reflects a 6.65% cap rate based on NOI of \$97.240.



PRICE \$1,462,255



CAP RATE 6.65%



LEASE TYPE NN



TERM 10 Years

INVESTMENT HIGHLIGHTS

- Brand New 10 Year NN Lease
- Limited Landlord Responsibilities
- Located at the South Entrance to Riverdale Shopping Center | Last Available Riverdale Shopping Center Parcel
- Nearby National Tenants include Goodwill, Piggly Wiggly, Walgreens Anytime Fitness and Ace Hardware
- 10 Year Term | Four (5 Year) Options
- 3.16% Five Mile Population Growth
- 8,800 Cars Per Day
- One Mile Household Income \$80,567
- Five Mile Population Exceeds 64,000
- Five Mile Consumer Spending in Excess of \$660 Million

FINANCIAL SUMMARY

INCOME	DOLLAR TREE	PER SF
Rent	\$97,815	\$10.25
Gross Income	\$97,815	\$10.25
EXPENSE	DOLLAR TREE	PER SF
Insurance	\$575	\$0.06
Gross Expenses	\$575	\$0.06
NET OPERATING INCOME	\$97,240	\$10.19

PROPERTY SUMMARY

Year Built:	2018
Lot Size:	1.36 Acres
Building Size:	9,543 SF
Traffic Count:	8,800
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	NN
Primary Lease Term:	10 Years
Annual Rent:	\$97,815
Rent PSF:	\$10.25
Landlord Responsibilities:	Roof and Structure
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord
Delivery to Tenant:	1/11/2019
Lease Commencement:	90 Days After Delivery
Lease Term Remaining:	10 Years
Rent Bumps:	Increases \$0.50/SF at Options
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar Tree Corporation
Lease Guarantor Strength:	BBB-
Tenant Website:	www.DollarTree.com



GROSS SALES:
\$22.2 BILLION



STORE COUNT:
15,000+

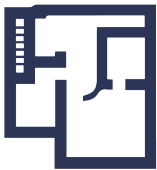


GUARANTOR:
DOLLAR TREE



S&P:
BBB-

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar Tree	9,543	4/11/2019	4/30/2029	\$97,815	100.0	Option 1	\$10.25
				\$102,587		Option 2	\$10.75
				\$107,358		Option 3	\$11.25
				\$112,130		Option 4	\$11.75
				\$116,901			\$12.25
Totals/Averages	9,543			\$97,815			\$10.25



TOTAL SF
9,543



TOTAL ANNUAL RENT
\$97,815



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.25



NUMBER OF TENANTS
1



OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.25 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	www.DollarTree.com

TENANT HIGHLIGHTS

- \$20+ Billion Market Capital in 2018
- Same Store Sales Increases 3.7% in 2017
- Ranked #136 on Fortune 500
- Recently Opened it's 15,000th store in the USA
- Boasts a staggering revenue exceeding \$5.5 billion

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1 - 10	\$97,815	\$8,151	-
Option 1	\$102,587	\$8,548	\$0.50/SF
Option 2	\$107,358	\$8,946	\$0.50/SF
Option 3	\$112,130	\$9,344	\$0.50/SF
Option 4	\$116,901	\$9,743	\$0.50/SF

DOLLAR TREE

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise.

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.

DOLLAR TREE

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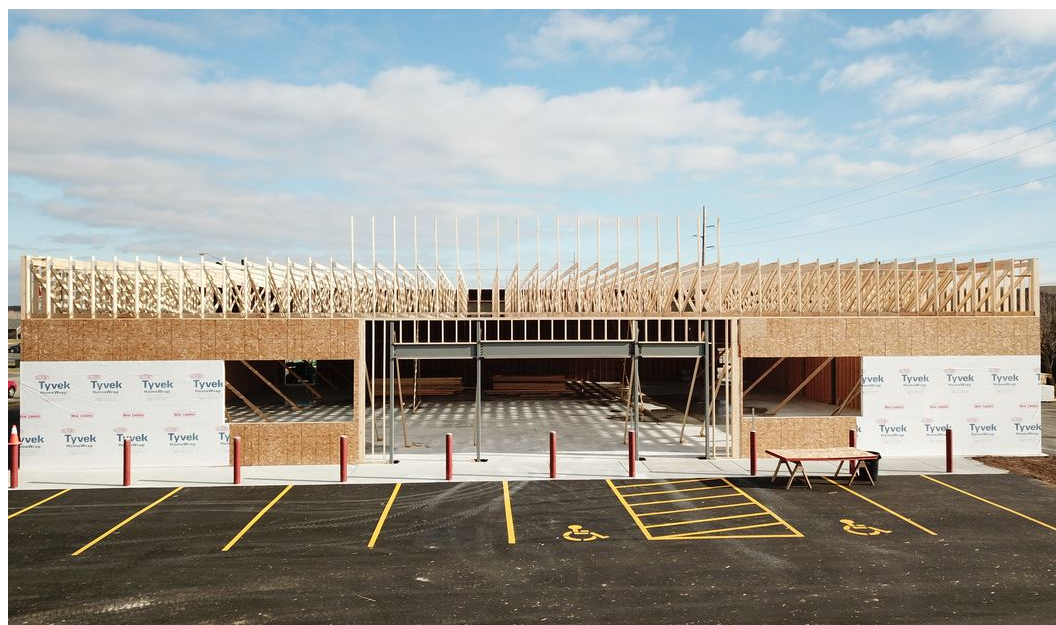
 FORTIS NET LEASE™



Actual Construction Photo



Actual Construction Photo



Actual Construction Photo

Green Bay
30 Minute Drive





35,573 Three Mile Population



13,000 Cars Per Day

Aurora Pharmacy



Donation Location

Van De Hey Financial Services



DOLLAR TREE



Auto Wash

8,800 Cars Per Day



Appleton

15 Minute Drive

DR. H.B. TANNER EARLY LEARNING CENTER

AUKAUNA AREA SCHOOL DISTRICT

Crooks Ave

Walgreens

Green Bay
30 Minute Drive

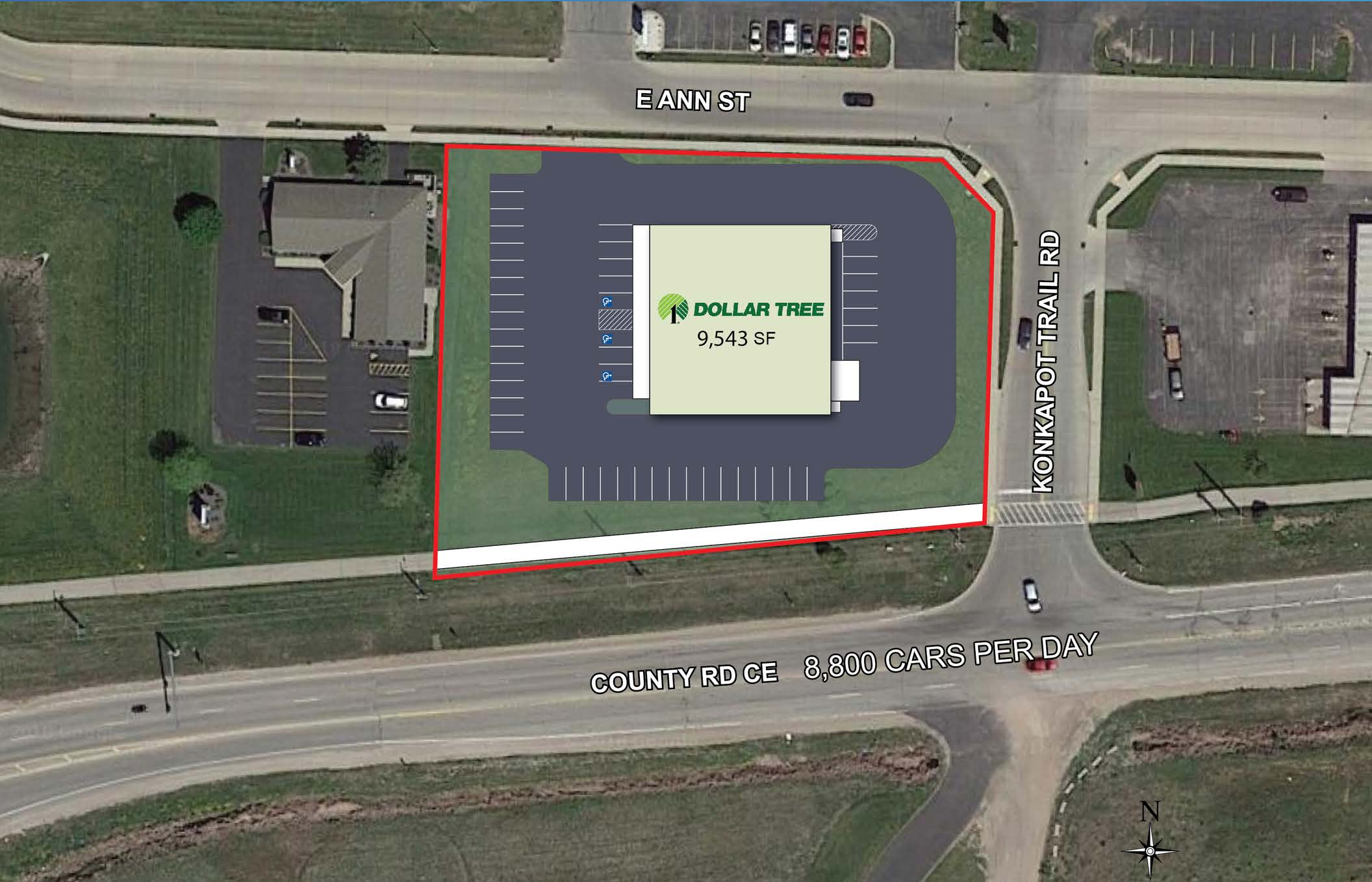


PAGONI'S
Pizza

Amy Nails Spa

ANYTIME
FITNESS

ACE
The helpful place.



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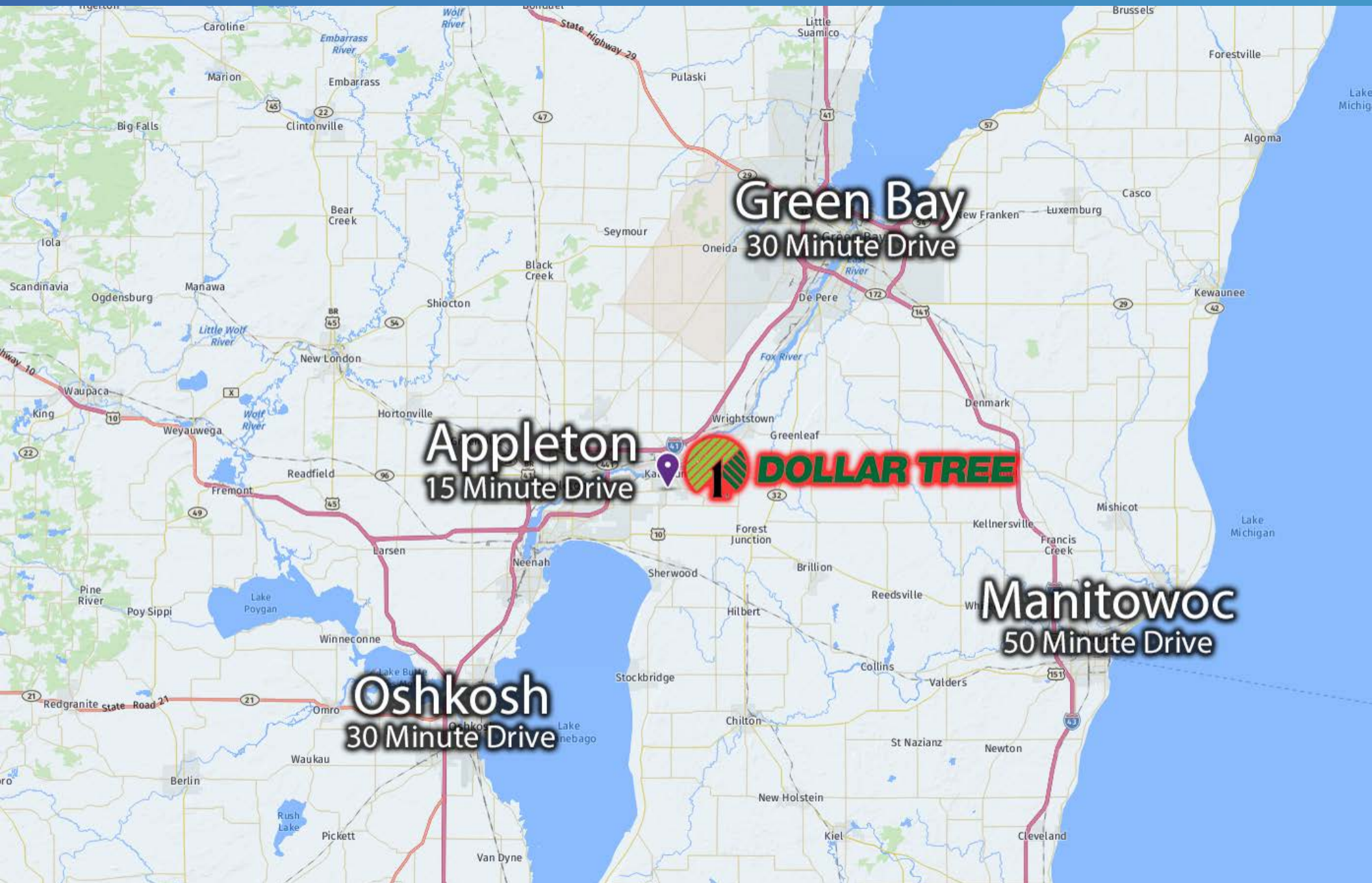
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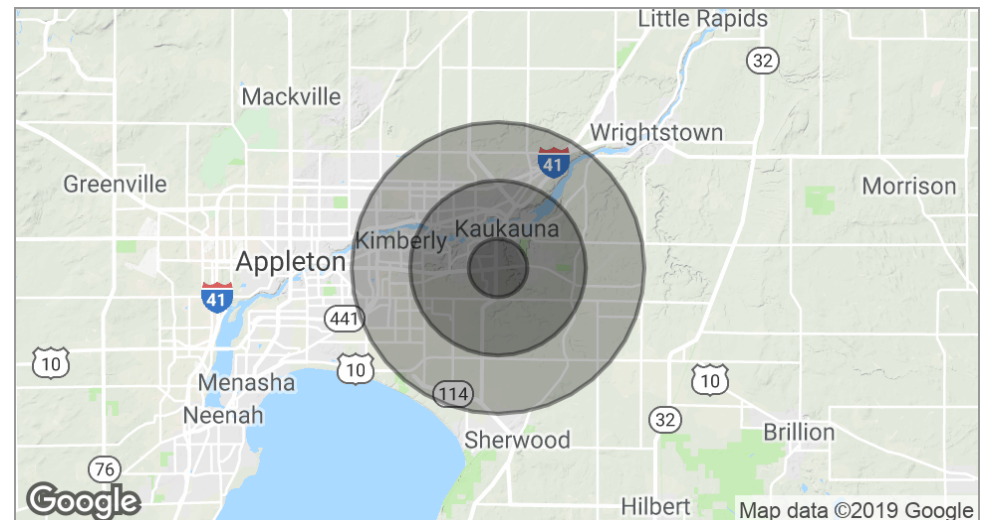




Kaukauna is a city in Outagamie and Calumet counties, Wisconsin. It is situated on the Fox River, approximately 20 miles southwest of Green Bay and 100 miles north of Milwaukee. It is a part of the Appleton, Wisconsin Metropolitan Statistical Area. Appleton serves as the heart of the Fox River Valley, and is home to the Fox Cities Exhibition Center, Fox Cities Performing Arts Center, Fox River Mall, Neuroscience Group Field at Fox Cities Stadium, Appleton International Airport, and the Valley's two major hospitals: St. Elizabeth Hospital and ThedaCare Regional Medical Center–Appleton. It also hosts a large number of regional events such as its Flag Day parade, Christmas parade, Oktoberfest and others.

There is over 2,000 businesses within five miles with the top three industries being Health Care, Finance, and Retail. Consumers within five miles are expected to spend in excess of \$660 Million. This Dollar Tree is expected to be a strong location, given this Dollar Tree has limited competition.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	6,663	35,573	64,270
Total Population 2023	6,861	36,550	66,302
Population Growth Rate	2.97%	2.75%	3.16%
Average Age	38.4	37.9	37.8
# Of Persons Per HH	2.5	2.6	2.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,643	13,828	24,665
Average HH Income	\$80,567	\$77,655	\$80,860
Median House Value	\$157,896	\$157,963	\$165,531
Consumer Spending (Thousands)	\$69,629	\$361,316	\$660,822





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

The FNL Team

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