



ABSOLUTE NNN LEASED OFFERING

Dollar General in Bruce, WI

710 W Arthur Ave
Bruce, Wisconsin 54819





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Bruce, WI 54819

DISCLOSURE

This confidential Offering Memorandum was prepared by Garito and Company, LLC. It contains selected information pertaining to the Property and does not purport to be all-inclusive, nor to contain all the information that a prospective investor may desire. This presentation is not an offer to sell or a solicitation to buy any securities, and is subject; to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the actual return on this investment.

Except for any historical information, such matters discussed herein are forward-looking statements that are subject to certain risks and uncertainties that could cause the actual results to differ materially from those projected, and could result in the loss of principal. Each prospective investor is to rely upon its own investigation, evaluation and judgment as to the advisability of the investment described herein.

Sources of information contained within this Offering Memorandum came from: CoStar, Integrated Realty Resources, Google, Esri and the US Census Bureau.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any investor or Broker reviewing this Offering Memorandum or making an offer to invest in the Property unless a written agreement has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum is the property of Garito and Company, LLC and may only be used by parties approved by Garito and Company, LLC. The Property is being privately offered and by accepting this Offering Memorandum, the party in possession hereof agrees that its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Garito and Company, LLC and Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.

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OFFERING SUMMARY

INTRODUCTION

Garito and Company is pleased to offer for sale a 100% fee simple interest recently built Dollar General in Bruce, Wisconsin. It's located on 1.37 acres of land and includes sufficient parking.

INVESTMENT HIGHLIGHTS

Long Term Lease with Great Terms

Dollar General has an initial 15 year term lease expiring 2034 and they have four remaining five-year options with 10% increases every five years.

Strategic Location

The Dollar General is located at the heart of Bruce, WI at the Highway 40 and Highway 8 junction and the main shopping store for the village. Highway 8 has an AADT of 4,800 and nearby Main St has an AADT of 1,100.

Great Visibility

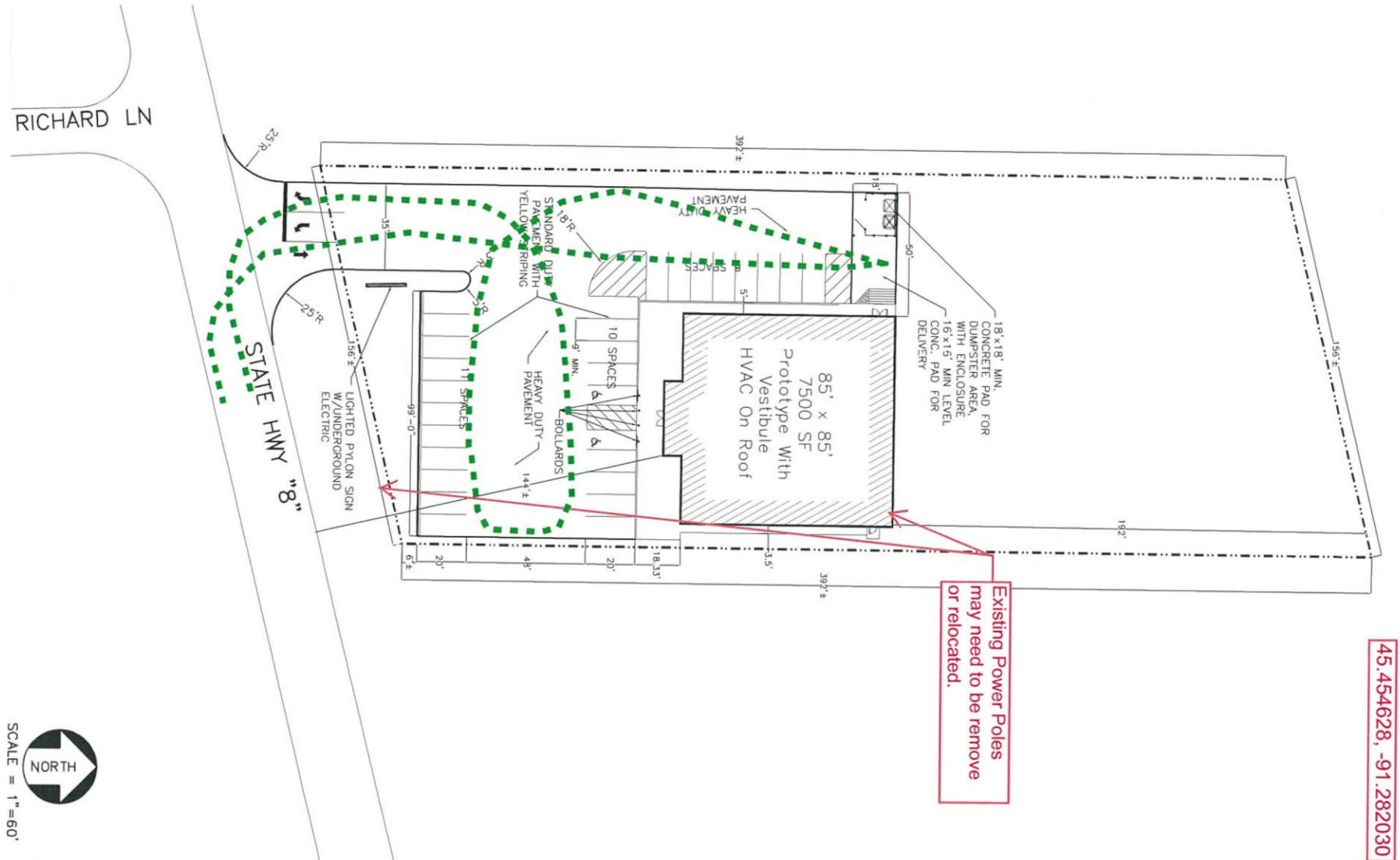
Great visibility and signage to traffic at the top of the road with a monument sign and signage.

Newly Built in 2018

The 7,489 square foot building was built in 2019. The location includes 29 parking spaces.



SITE PLAN



45.454628, -91.282030

TENANT OVERVIEW

Dollar General

Founded: 1939, Scottsville, KY

No. of Stores: 18,000

Headquarters: Goodlettsville, TN

Website: dollargeneral.com

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of October 2021, Dollar General operates 18,000 stores in the continental United States.

CEO: Todd J Vasos (Jun 3, 2015–)

Subsidiaries: DOLGENCORP, MORE

Revenue: 27.8 billion USD (2019)

Stock price: DG (NYSE) \$188.96 +0.86 (+0.46%) (Feb.2022)

Founders: J.L. Turner , Cal Turner

Tenant Name	Dollar General
Acres	1.37
Lease Expiration	12/31/203
Guarantee	Dollar General Corporation
Original Term	15 Years
Option Term	Four, five-year renewal options with 10% increase every five years



FINANCIAL SUMMARY

NOI
\$73,344

CAP
5.75%

PRICE
\$1,275,550

DOLLAR GENERAL | ABSOLUTE NNN LEASE OFFERING

710 W Arthur Ave, Bruce, WI 54819
Fee Simple Ownership



CLOSING COSTS

Closing costs will be divided as customary and included in the contract.

PURCHASE CONTRACT / LEASE

Buyer will prepare purchase and sale agreement.

TRANSACTION

- "As-Is, Where-Is" sale; Representations and Warranties Shall not survive closing
- Due Diligence period : 30 days or less
- Closing Period: 30 days or less

RETAILER MAP



PEOPLE & DEMOGRAPHICS

BRUCE

Bruce is a village in Rusk County, Wisconsin, United States. The population was 779 at the 2010 census. The village was founded in 1884 by the Sault Ste. Marie Land and Improvement Company. The land company was incorporated and led by the principal officers of the Minneapolis, Sault Ste. Marie. Bruce is known as 'The Gateway to the Blue Hills'. The Blue Hills Recreation Area offers cross-country skiing, downhill skiing, snowshoeing, ATVing, biking, fishing, geocaching, hiking, birdwatching, hunting, snowmobiling and camping.

In 2019, Bruce, WI had a population of 779 people with a median age of 42.1 and a median household income of \$39,250. Between 2018 and 2019 the population of Bruce, WI grew from 738 to 779, a 5.56% increase and its median household income grew from \$37,826 to \$39,250, a 3.76% increase. In 2019, the median property value in Bruce, WI was \$80,400, and the homeownership rate was 60.8%. Most people in Bruce, WI drove alone to work, and the average commute time was 21.2 minutes. The average car ownership in Bruce, WI was 2 cars per household.

MEDIAN HOUSEHOLD INCOME

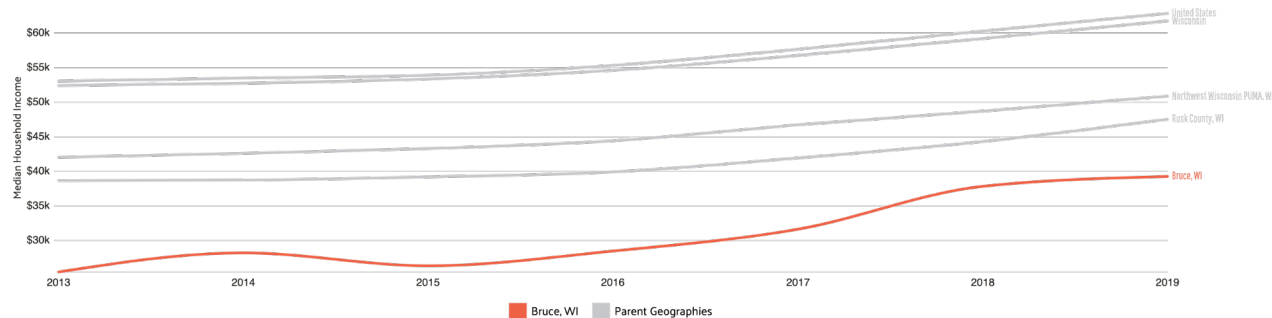
\$39,250

2019 VALUE
+/- \$6,795

3.76%

1 YEAR GROWTH
+/- 27.1%

Households in Bruce, WI have a median annual income of \$39,250, which is less than the median annual income of \$65,712 across the entire United States. This is in comparison to a median income of \$37,826 in 2018, which represents a 3.76% annual growth.



WAGE DISTRIBUTION

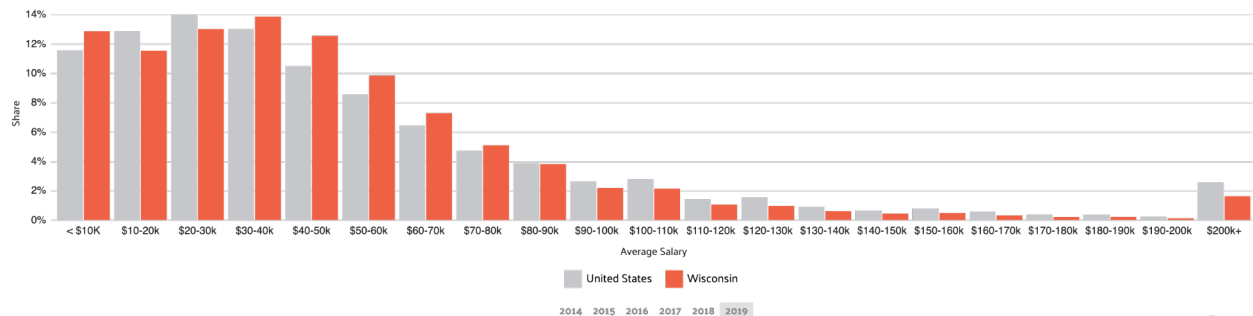
0.447

2019 WAGE GINI IN WI

0.45

2018 WAGE GINI IN WI

The GINI for Wisconsin was lower than the national average of 0.478. In other words, wages are distributed more evenly in Wisconsin in comparison to the national average.



PEOPLE & DEMOGRAPHICS

BRUCE | ECONOMY

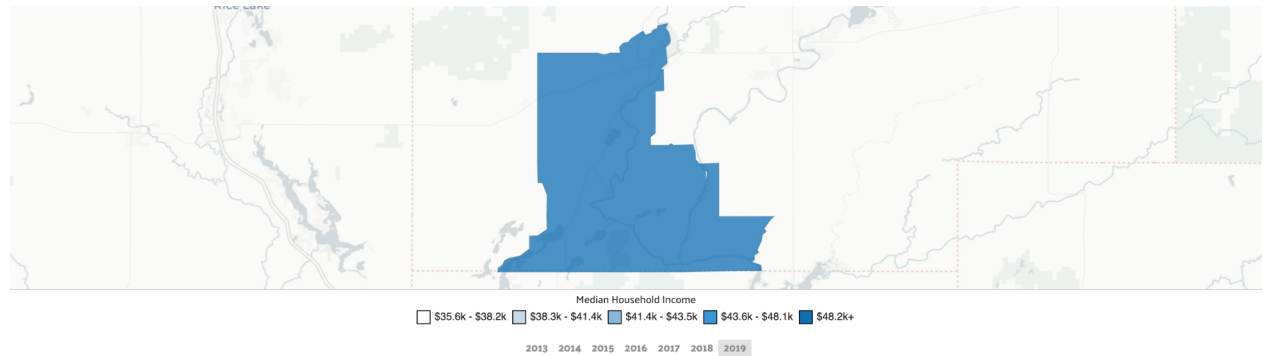
Median household income in Bruce, WI is \$39,250. In 2019, the place with the highest median household income in Bruce, WI was Census Tract 9603 with a value of \$48,922, followed by N/A and N/A, with respective values of N/A and N/A.

The largest industries in Bruce, WI are Manufacturing (88 people), Health Care & Social Assistance (57 people), and Construction (34 people), and the highest paying industries are Transportation & Warehousing, & Utilities (\$120,536), Transportation & Warehousing (\$120,536), and Public Administration (\$51,250). Compared to other places, Bruce, WI has an unusually high number of residents working as Production Occupations (2.59 times higher than expected), Architecture & Engineering Occupations (2.14 times), and Material Moving Occupations (1.68 times).

INCOME BY LOCATION

1. CENSUS TRACT 9603
2. N/A
3. N/A

In 2019, the place with the highest Median Household Income (Total) in Bruce, WI was Census Tract 9603 with a value of \$48,922, followed by N/A and N/A, with respective values of N/A and N/A.



PROPERTY VALUE

\$80,400

2019 MEDIAN
+/- \$9,691

\$82,100

2018 MEDIAN
+/- \$6,566

In 2019, the median property value in Bruce, WI declined from to \$80,400 from the previous year's value of \$82,100.

In Bruce, WI the largest share of households have a property value in the \$70k - \$80k range.

RENT vs OWN

60.8%

2019 HOMEOWNERSHIP

64.9%

2018 HOMEWONERSHIP

In 2019, 60.8% of the housing units in Bruce, WI were occupied by their owner. This percentage declined from the previous year's rate of 64.9%.

This percentage of owner-occupation is lower than the national average of 64.1%. This chart shows the ownership percentage in Bruce, WI compared to its parent and neighboring geographies.

COMMUTE TIME

21.2 minutes

AVERAGE TRAVEL TIME

Using averages, employees in Bruce, WI have a shorter commute time (21.2 minutes) than the normal US worker (25.5 minutes). Additionally, 1.32% of the workforce in Bruce, WI have "super commutes" in excess of 90 minutes.

PEOPLE & DEMOGRAPHICS

	RUSK	WISCONSIN
Est. Population (2019)	14,188	5,790,728
Employed Population	6,440	2,982,365
1 Year Population Growth (2018-2019)	-0.36%	0.153%
Est. Households (2019)	6,376	2,390,000
Poverty Rate (2019)	12.1%	11.3%
Poverty 1- Year Difference (2018-2019)	14.1%	4.59%
Median Age	49	39.9
Average Age	49	40

HOUSEHOLD INCOME

Est. Avg. Household Income (2019)	\$47,532	64,168
Wage Growth 1-Year (2018-2019)	7.29%	5.59%
Wage Distribution (2019)	0.477	0.477

EDUCATION

Any College (Some College or Higher)	26.6%	26.38%
College Degree + (Bachelor Degree or Higher)	10.88 %	17.83%

WORKFORCE

Civilian Employed	n/a	n/a
Civilian Unemployed	n/a	n/a
Civilian Non-Labor Force	n/a	n/a
Armed Forces	n/a	n/a

HOUSING

Owner-Occupied Median Home Value	\$145,350	\$166,500
Housing Units Owner-Occupied	81.6%	67.04%
Housing Units Renter-Occupied	18.4%	32.96%



WHO WE ARE

COMMERCIAL REAL ESTATE. *Simplified.*

Garito and Company is a full-service commercial real estate firm with headquarters located in Orlando, Florida specializing in Retail and Development. We provide a complete range of transactions, management, and consultation services. Our team has the experience to navigate the rapidly changing climate of retail real estate and can overcome its unique set of challenges while reaping abundant opportunities. Our clients represent a broad sector of Retail & Development ranging from local and national retailers, institutional and private investors, and owners of large retail portfolios.

OUR VISION

DETAILED FOCUS, *Superior Results.*

Our vision is simple: to be the top real estate firm for every client regardless of need, in every phase of real estate.

OUR MISSION

BIG COMPANY REACH, *Small company feel.*

At Garito and Company, we're proud to have "big company reach" while still maintaining an intimate level of attention that our clients deserve. Our mission to our clients is to simplify the commercial real estate process so that any client can feel in control of their investment. Every experience is unique and our strategies are custom built to every clients needs.



GARITO & COMPANY is a full-service commercial real estate firm specializing in retail & development. Our headquarters are located in Orlando, Florida with satellite offices across the country. Founded in 2015 by Tim Garito.



TENANT REPRESENTATION. Garito & Company's retail tenant representation professionals provide retailers with deep market knowledge and skillful lease negotiations to maximize success.



LEASING. Our leasing professionals help our clients maximize value through comprehensive marketing strategies and implementation of solutions that ensure a positive impact while producing measurable results.



DEVELOPMENT. Garito & Company can help owners with new site development or re-positioning an existing site, helping guide the project every step of the way.

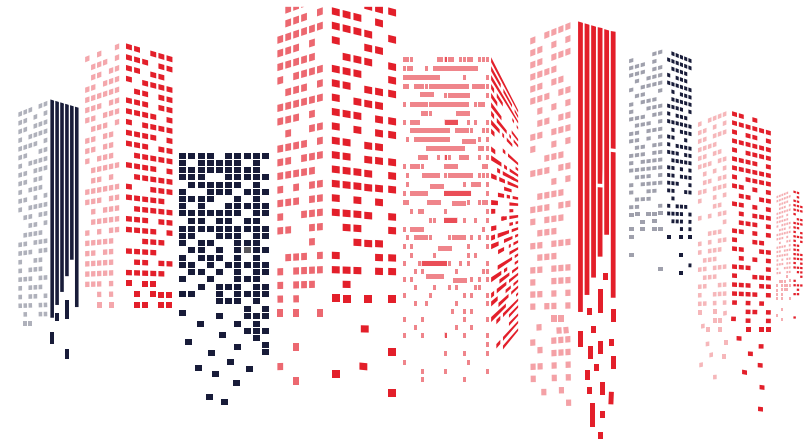


ACQUISITIONS & DISPOSITIONS. Whether looking to expand or dispose of assets, rely on Garito & Company for comprehensive, up-to-date assessments of market dynamics and demographic trends that shape investment decisions.



PROPERTY MANAGEMENT. Our in-house property managers handle day-to-day operations, carefully evaluating their assets and recommending cost-effective strategies.

COMMERCIAL REAL ESTATE. *Simplified.*



A FEW OF OUR HAPPY CLIENTS

