



 **Dollar General**
502 N US-45, Tigerton, WI



OFFERING
MEMORANDUM

\$1,930,000
PRICE

6.65%
CAP RATE

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FINANCIAL OVERVIEW

502 US-45, TIGERTON, WI 54486

DOLLAR GENERAL®

DOLLAR GENERAL502 N US-45,
Tigerton, WI 54486**\$1,930,000**

PRICE

6.65%

CAP RATE

NOI	\$128,297
RENTABLE SQ FT	9,026
YEAR BUILT	2026
LOT SIZE (AC)	
APN:	550500650
TENANT	Dollar General
GUARANTOR	DOLGENCORP, LLC
LEASE TYPE	Absolute Net
ESTIMATED DELIVERY DATE	6/2/2026
RENT COMMENCEMENT	TBD
LEASE EXPIRATION	TBD + 15 Years
TERM REMAINING	15 Years
INCREASES	Every 5 Years
OPTIONS	(5), 5-Year
TENANT RESPONSIBILITIES	CAM, Taxes, Insurance, Roof/Structure & HVAC
LANDLORD RESPONSIBILITY	None

RENT SCHEDULE

ANNUAL RENT

MONTHLY RENT

CURRENT:	\$128,297	\$10,691
Years 6-10:	\$134,711	\$11,225
Years 11-15:	\$141,447	\$11,787
Option I:	\$148,519	\$12,376
Option II:	\$155,945	\$12,995
Option III:	\$163,743	\$13,645
Option IV:	\$171,930	\$14,327
Option V:	\$180,526	\$15,043

LEASE ABSTRACT

Parking Lot:	Tenant Directly Responsible
Real Estate Taxes:	Tenant Reimburses
HVAC:	Tenant Directly Responsible
Insurance:	Tenant Directly Responsible
Roof & Structure:	Tenant Directly Responsible

RENT SCHEDULE | 05



LEASE TERM	YEAR	DATE	RENT INCREASE	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE
CURRENT	YEAR 1	TBD		\$128,297	\$10,691	\$14.21	6.65%
	Year 2	TBD		\$128,297	\$10,691	\$14.21	6.65%
	Year 3	TBD		\$128,297	\$10,691	\$14.21	6.65%
	Year 4	TBD		\$128,297	\$10,691	\$14.21	6.65%
	Year 5	TBD		\$128,297	\$10,691	\$14.21	6.65%
INCREASE	Year 6	TBD	5% Increase	\$134,771	\$11,225	\$14.92	6.98%
	Year 7	TBD		\$134,771	\$11,225	\$14.92	6.98%
	Year 8	TBD		\$134,771	\$11,225	\$14.92	6.98%
	Year 9	TBD		\$134,771	\$11,225	\$14.92	6.98%
	Year 10	TBD		\$134,771	\$11,225	\$14.92	6.98%
INCREASE	Year 11	TBD	5% Increase	\$141,447	\$11,787	\$15.67	7.33%
	Year 12	TBD		\$141,447	\$11,787	\$15.67	7.33%
	Year 13	TBD		\$141,447	\$11,787	\$15.67	7.33%
	Year 14	TBD		\$141,447	\$11,787	\$15.67	7.33%
	Year 15	TBD		\$141,447	\$11,787	\$15.67	7.33%
OPTION I	Year 16	TBD	5% Increase	\$148,519	\$12,376	\$16.45	7.70%
	Year 17	TBD		\$148,519	\$12,376	\$16.45	7.70%
	Year 18	TBD		\$148,519	\$12,376	\$16.45	7.70%
	Year 19	TBD		\$148,519	\$12,376	\$16.45	7.70%
	Year 20	TBD		\$148,519	\$12,376	\$16.45	7.70%
OPTION II	Year 21	TBD	5% Increase	\$155,945	\$12,995	\$17.28	8.08%
	Year 22	TBD		\$155,945	\$12,995	\$17.28	8.08%
	Year 23	TBD		\$155,945	\$12,995	\$17.28	8.08%
	Year 24	TBD		\$155,945	\$12,995	\$17.28	8.08%
	Year 25	TBD		\$155,945	\$12,995	\$17.28	8.08%
OPTION III	Year 26	TBD	5% Increase	\$163,743	\$13,645	\$18.14	8.48%
	Year 27	TBD		\$163,743	\$13,645	\$18.14	8.48%
	Year 28	TBD		\$163,743	\$13,645	\$18.14	8.48%
	Year 29	TBD		\$163,743	\$13,645	\$18.14	8.48%
	Year 30	TBD		\$163,743	\$13,645	\$18.14	8.48%
OPTION IV	Year 31	TBD	5% Increase	\$171,930	\$14,327	\$19.05	8.91%
	Year 32	TBD		\$171,930	\$14,327	\$19.05	8.91%
	Year 33	TBD		\$171,930	\$14,327	\$19.05	8.91%
	Year 34	TBD		\$171,930	\$14,327	\$19.05	8.91%
	Year 35	TBD		\$171,930	\$14,327	\$19.05	8.91%
OPTION V	Year 36	TBD	5% Increase	\$180,526	\$15,043	\$20.00	9.35%
	Year 37	TBD		\$180,526	\$15,043	\$20.00	9.35%
	Year 38	TBD		\$180,526	\$15,043	\$20.00	9.35%
	Year 39	TBD		\$180,526	\$15,043	\$20.00	9.35%
	Year 40	TBD		\$180,526	\$15,043	\$20.00	9.35%



PROPERTY OVERVIEW

502 US-45, TIGERTON, WI 54486

DOLLAR GENERAL®

DOLLAR GENERAL

American Chain of Variety Stores | NYSE: "DG"



20,155

LOCATIONS



\$40.61B

ANNUAL REVENUE



1939

YEAR FOUNDED



"DG"

NYSE TICKER SYMBOL

COMPANY OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General operates 20,150+ stores across the United States. The company was founded in 1939 as J.L. Turner and Son and then in 1968 as Dollar General Corporation. The company reports annual (TTM) revenue of \$40.61 Billion for 2025. There are more than 170,000 employees. The company is publicly traded on the New York Stock Exchange under the ticker symbol "DG" and is an S&P 500 Component with a S&P credit rating of BBB.



[Website](#)



BRAND NEW 2026 CONSTRUCTION

- Build-to-suit construction is underway
- Estimated Delivery June 2, 2026



ABSOLUTE NET LEASE

- Zero Landlord responsibilities



FRESH 15-YEAR LEASE

- 15 years of firm term remaining
- Lease commencement to be determined upon construction completion



RARE RENT BUMPS EVERY 5 YEARS

- 5% rent increases every 5 years in the base lease term
- Five, five-year renewal options with rent bumps every 5 years



PRO-FORMA YEAR 11 CAP RATE: 7.33%

- Base term rent increases provided rent growth for future landlord
- Pro-forma cap rate of 9.35% by Option V



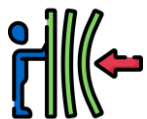
CORPORATELY GUARANTEED LEASE

- Dollar General has an investment grade “BBB” credit rating (Standard & Poors)
- Publicly traded on the New York Stock Exchange “DG”
- Dollar General has 20,100+ Locations



DOLLAR GENERAL CONTINUES EXPANSION IN 2026

- Dollar General plans to open 450 new stores in 2026
- Remodels for thousands of existing stores



INFLATION RESILIENT TENANT

- Dollar General has historically performed well during inflationary periods
- Continues to be well-positioned to perform in future inflationary environments





MARKET OVERVIEW

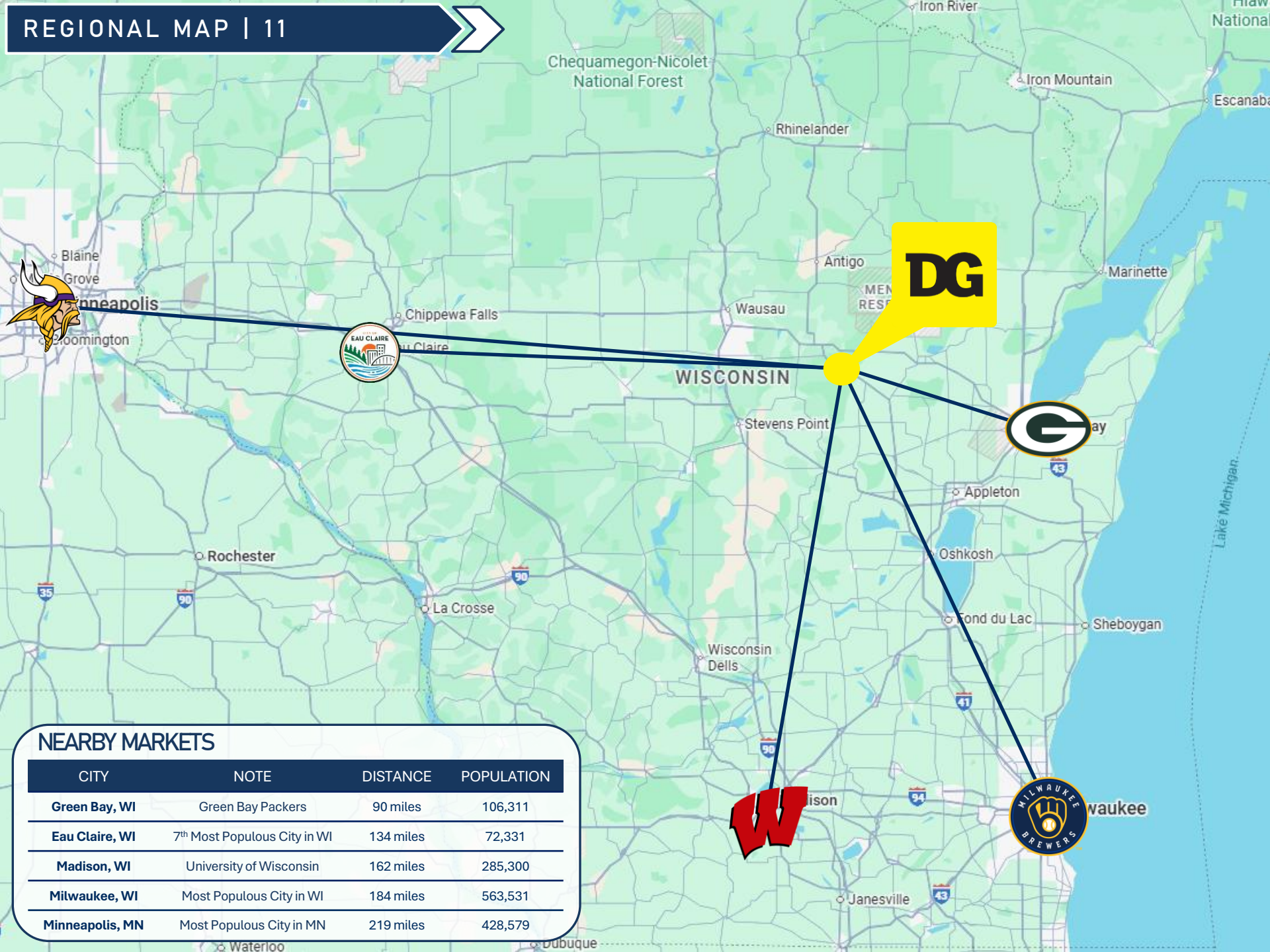
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DOLLAR GENERAL®



DEMOGRAPHICS

Population	3-Miles	5-Miles	10-Miles
2029 Projection	1,039	1,483	6,822
2024 Population	1,047	1,512	6,981
Income	3-Miles	5-Miles	10-Miles
2024 Average HH Income	\$67,079	\$69,793	\$75,560



NEARBY MARKETS

CITY	NOTE	DISTANCE	POPULATION
Green Bay, WI	Green Bay Packers	90 miles	106,311
Eau Claire, WI	7 th Most Populous City in WI	134 miles	72,331
Madison, WI	University of Wisconsin	162 miles	285,300
Milwaukee, WI	Most Populous City in WI	184 miles	563,531
Minneapolis, MN	Most Populous City in MN	219 miles	428,579

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Wisconsin BOR:

Todd Lindblom

License: 56163-90

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