



FAMILY DOLLAR

115 MONROE ST., AUGUSTA, WI 54722



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CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



- **Rare NNN Lease Structure** - No landlord responsibilities.
- **Recent Interior Renovation by Tenant** - Family Dollar remodeled in 2021 demonstrating their long term commitment to this location.
- **Hedge Against Inflation** - 10% rental increases every 5 years in each renewal option.
- **Corporate Guarantee from an Investment Grade Tenant** - Family Dollar Stores, LLC is a wholly-owned subsidiary of Dollar Tree, Inc., which has the following S&P credit ratings: BBB (Investment Grade)
- **No National Competition** - nearest dollar store is 10+ miles away
- **Average Daily Traffic Count** - 5,200 in Immediate Vicinity

5 | OFFERING SUMMARY

LIST PRICE:	\$1,087,104
CAP RATE:	8.25%

NOI:	\$89,686.08
LEASE START:	07/01/2014
LEASE END:	06/30/2029
TERM REMAINING:	4.60+ Years
OPTIONS:	Six, 5-Year Options
INCREASES:	10% in each option
BUILDING SIZE:	8,359 Square Feet
LOT SIZE:	0.7877 Acres
YEAR BUILT:	2014
LEASE TYPE:	NNN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
YEARS 1 - 10	\$81,533.04	--	--
YEARS 11 - 15	\$89,686.08	10.00%	8.25%
OPTION 1	\$98,655	10.00%	9.08%
OPTION 2	\$108,520	10.00%	9.98%
OPTION 3	\$119,372	10.00%	10.98%
OPTION 4	\$131,310	10.00%	12.08%
OPTION 5	\$144,441	10.00%	13.29%
OPTION 6	\$158,885	10.00%	14.60%



7 | TENANT OVERVIEW



Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading discount variety store operator, announced the acquisition of Family Dollar for \$8.5 billion, which was approved by Family Dollar shareholders on January 22, 2015. As a Fortune 500 company, Dollar Tree now operates over 15,115 stores across 48 states and five Canadian provinces, under the brands Dollar Tree, Dollar Tree Canada, and Family Dollar.

Family Dollar, a rapidly growing retailer, provides a wide range of everyday items for families, from household cleaners and name-brand foods to health and beauty aids, toys, apparel, and home fashions. With most items priced below \$10, Family Dollar is a popular choice for budget-conscious shoppers. The merger with Dollar Tree has expanded Family Dollar's reach to more than 8,000 neighborhoods in 46 states, enhancing its merchandise selection and value.

Company: Dollar Tree, Inc. (DLTR)

Year Founded: 1986

Locations: 15,115+

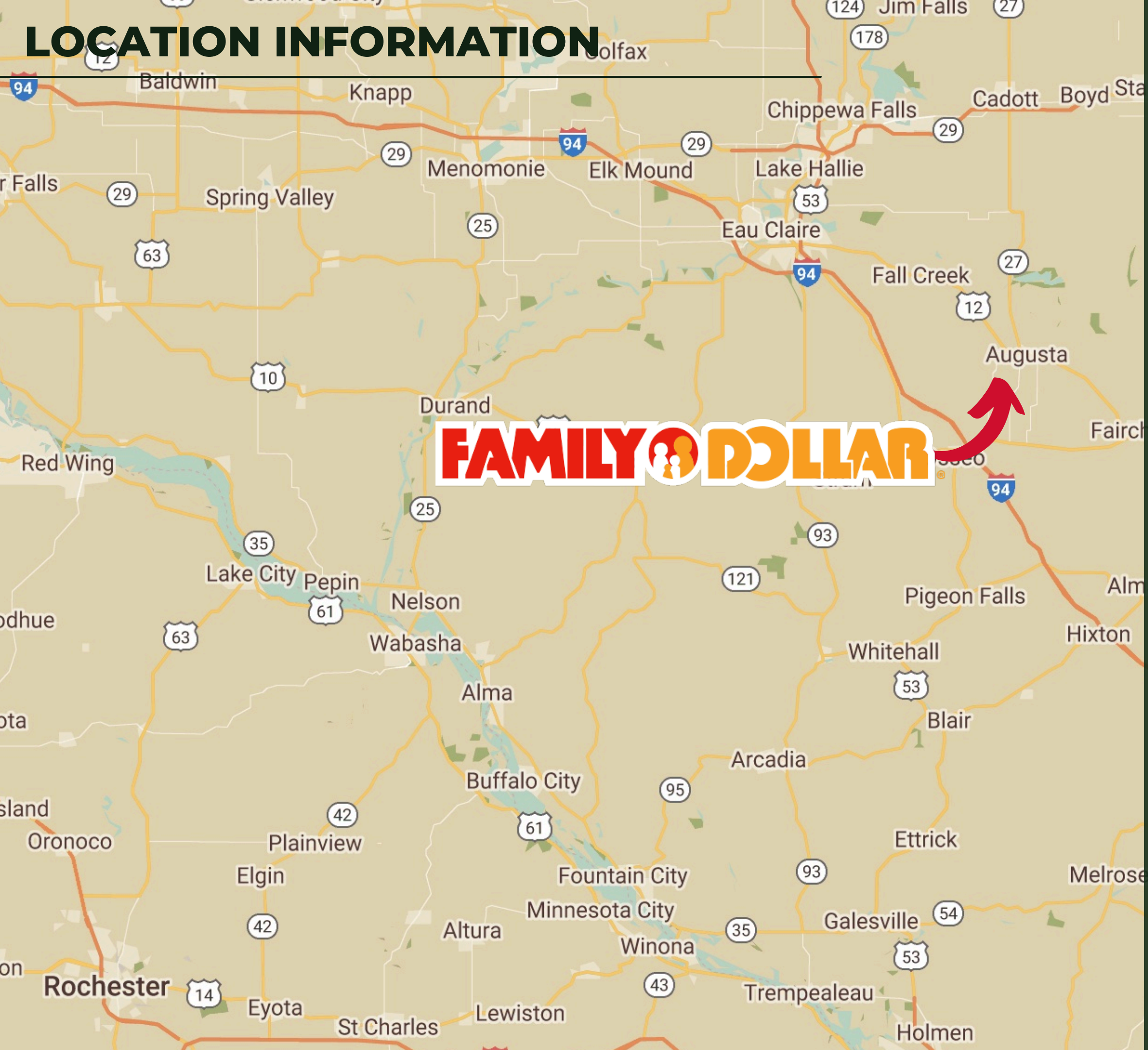
Company Sales: \$25.51 Billion

Website: www.dollartree.com

Headquarters: Chesapeake, VA

Guarantor: Corporate

LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	1,430	2,470	3,571
2029 Projection	1,410	2,430	3,509
Annual Growth 2020-2024	0.40%	0.20%	0.19%
Annual Growth 2024-2029	-0.28%	-0.33%	-0.35%
HOUSEHOLDS			
2024 Households	550	861	1,192
2029 Projection	545	853	1,180
INCOME			
AVG. Household Income	\$77,694	\$81,009	\$86,656



5,200+ VPD
along US Hwy 12

Augusta Tire & Auto Services

Augusta High School

Augusta Ranger Station

SUBJECT PROPERTY

Monroe St.

Iron Bridge Mem. Hwy. - 5,200 VPD

Dent Doctor Auto Specialisit



9 | LOCATION OVERVIEW - Augusta, WI



Dells Mill Museum

Augusta, Wisconsin, is situated in west-central Wisconsin, approximately 10 miles north of Interstate 94 and bordered by the Town of Bridge Creek.

It is a quaint small town rich in history and natural beauty, nestled in Eau Claire County. Known for its charming Victorian architecture and a vibrant Amish community, Augusta offers a variety of attractions such as the historic Dells Mill and Museum, which dates back to 1864 and showcases the town's agricultural roots. Outdoor enthusiasts can explore the Augusta Wildlife Area, featuring over 2,000 acres for hiking, hunting, and berry picking. The town hosts annual events like Bean and Bacon Days, celebrating local culture with parades and festivities. With low crime rates and a strong sense of community, Augusta is an inviting place for families and visitors alike, offering a blend of recreational activities and serene landscapes perfect for relaxation and exploration.



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