



FAMILIA DENTAL – \$2M TENANT INVESTMENT!

1931 MAIN ST, GREEN BAY, WI 54302

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INVESTMENT SUMMARY

List Price:	\$1,428,571
Current NOI:	\$100,000
Initial Cap Rate:	7.00%
Land Acreage:	1.07
Year Built	2016
Building Size:	5,000 SF
Price PSF:	\$285.71
Lease Type:	NN+
Lease Term:	10 Years
Average CAP Rate:	7.66%

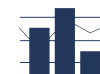
INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 5,000 SF Familia Dental, located in Green Bay, WI. The property is encumbered with a Ten (10) Year Double Net Lease, leaving limited landlord responsibilities. The lease contains two (5Yr.) options, the lease also contains 10% escalations every 5 years. The store has been open since 2017 with a rent commencement date of 04/01/2017. This Familia Dental is strategically located on Main St in Green Bay.

The population within a five-mile radius is greater than 124,000, with the average household income within a one mile radius exceeding \$52,000. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant. List price reflects a 7.00% cap rate based on NOI of \$100,000.



PRICE \$1,428,571



CAP RATE 7.00%



LEASE TYPE NN+



TERM 10 Years

INVESTMENT HIGHLIGHTS

- NN+ Familia Dental (Limited Responsibilities)
- **Tenant Has Invested \$2 Million in This Location!**
- 10 Year Term | Two (5Yr.) Options | 10% Bumps at Option
- **10% Bumps Every 5 years**
- 7 Years 9 Months Remaining
- **Population Within 5 Miles Exceeds 124,000**
- Average Household Income Within 1 Mile of \$52,391
- 13,700 Cars Per Day on Main St

FINANCIAL SUMMARY

INCOME	FAMILIA DENTAL	PER SF
Rent	\$100,000	\$20.00
Gross Income	\$100,000	\$20.00
EXPENSE	FAMILIA DENTAL	PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$100,000	\$20.00

PROPERTY SUMMARY

Year Built:	2016
Lot Size:	1.07 Acres
Building Size:	5,000 SF
Zoning:	C-1
Traffic	13,700

LEASE SUMMARY

Tenant:	Familia Dental
Lease Type:	NN+
Primary Lease Term:	10 Years
Annual Rent:	\$100,000
Landlord Responsibilities:	Roof & Structure and Lot
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord
Lease Start Date:	4/1/2017
Lease Expiration Date:	3/31/2027
Lease Term Remaining:	7 Years 9 Months
Rent Bumps:	10% in year 6 and options
Renewal Options:	2 Two (5) Year
Lease Guarantor:	Familia Management, LLC through year 5
Lease Guarantor Strength:	Private
Tenant Website:	www.familiadental.com



GROSS SALES:
NA



STORE COUNT:
42



GUARANTOR:
PRIVATE



OPERATIONS:
6 STATES



OVERVIEW

Company:	Familia Dental
Founded:	2008
Number Of Locations:	42
Number Of States:	6
Headquarters:	Schaumburg, IL
Website:	www.familiadental.com

TENANT HIGHLIGHTS

- 42 Clinic Locations
- Provides Quality Dental Care at an Affordable Price
- State of the Art Facilities
- Founded in 2008
- Pediatric Dentistry, Adult Dentistry, and Orthodontic Dentistry

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1 - 5	\$100,000	\$8,333.33	-	7.00%
6 - 10	\$110,000	\$9,166.67	10%	7.70%
11 - 15 (Option 1)	\$121,000	\$10,083.33	10%	8.47%
16 - 20 (Option 2)	\$133,100	\$11,091.67	10%	9.32%

FAMILIA DENTAL

Familia Dental is a dental services platform committed to providing high quality, convenient, and affordable general dentistry and orthodontic services with a caring, respectful approach. Its mission is to provide patients with access to comprehensive dental care in modern, state-of-the-art family centers. The company currently operates 42 clinics in Illinois, Indiana, Iowa, Wisconsin, New Mexico, and Texas, in cities and communities as small as 20,000 people.

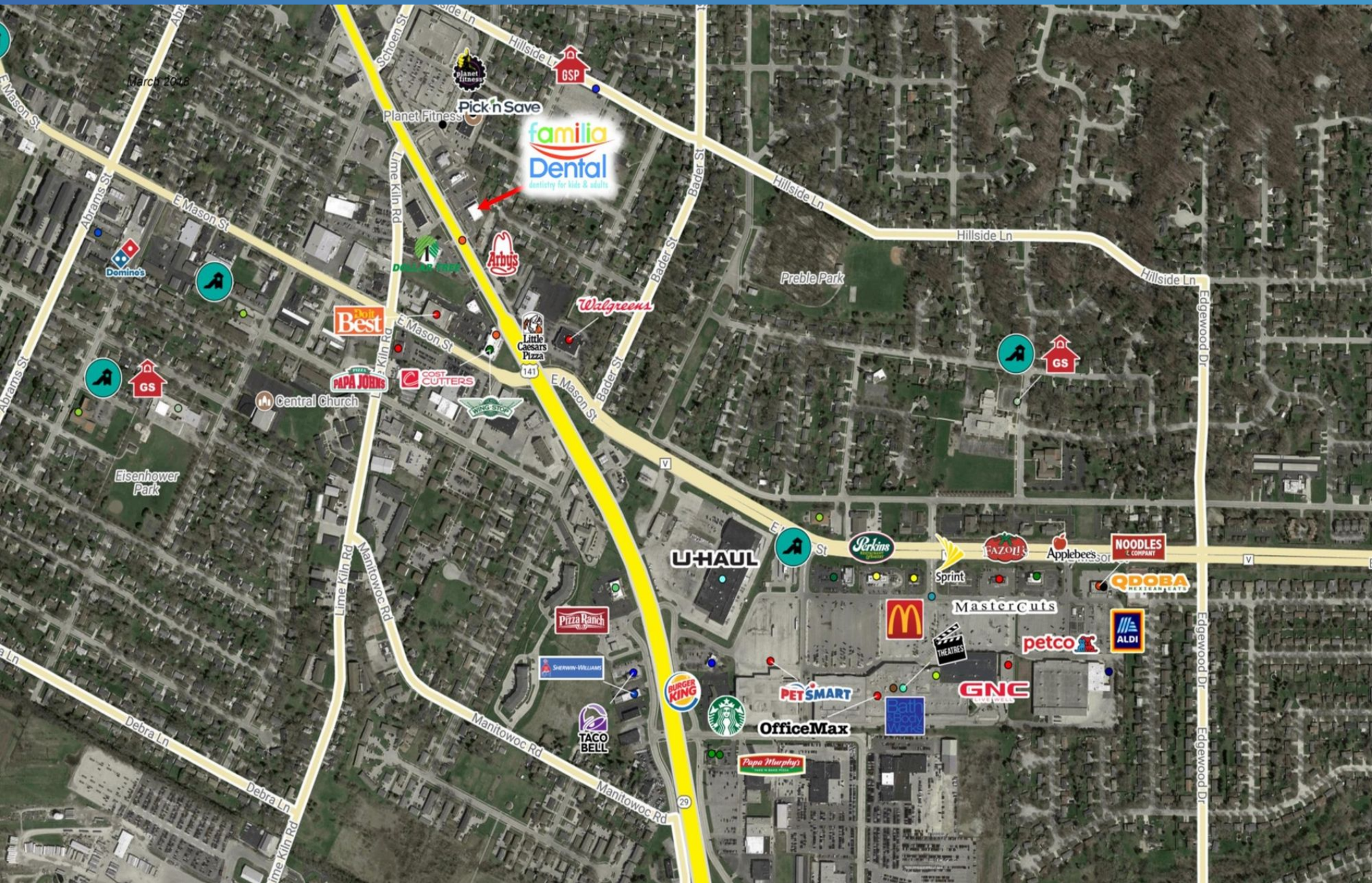
Familia Dental provides dentistry and orthodontics for children and adults. The company was founded in 2008 and has a strong focus on education and outreach, with education days and Familia Presentations to teach people about the proper care and treatment of their teeth, as well as a Mobile Dental Unit which provides preventative care to individuals outside of their offices to individuals in need.

This company provides pediatric dentistry, adult dentistry, and orthodontic dentistry. Their pediatric dentistry can assist parents in reinforcing health dental behaviors such as brushing and flossing, and help to determine whether there are any problems with the child's teeth, such as crowding, crooked teeth, or and overbite or underbite. If necessary, Familia Development LLC can provide braces. The dentist will also take x-rays to ensure that there are not any other underlying issues and that the roots of the teeth are healthy. The office provides evening and weekend hours for dental emergencies, and accepts most forms of insurance, as well as being able to set up no-interest financing and payment plans for individuals who cannot afford dental care.

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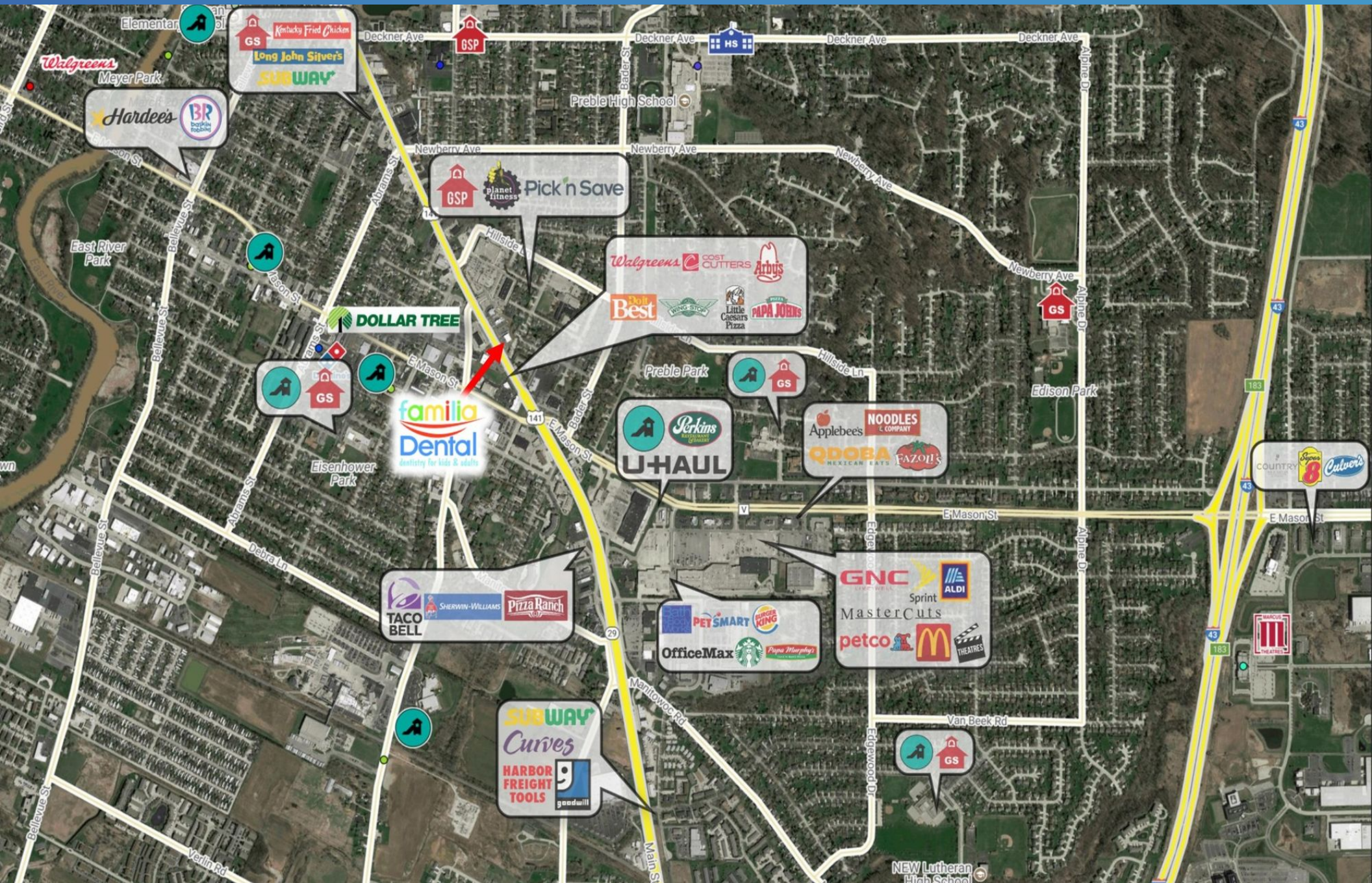
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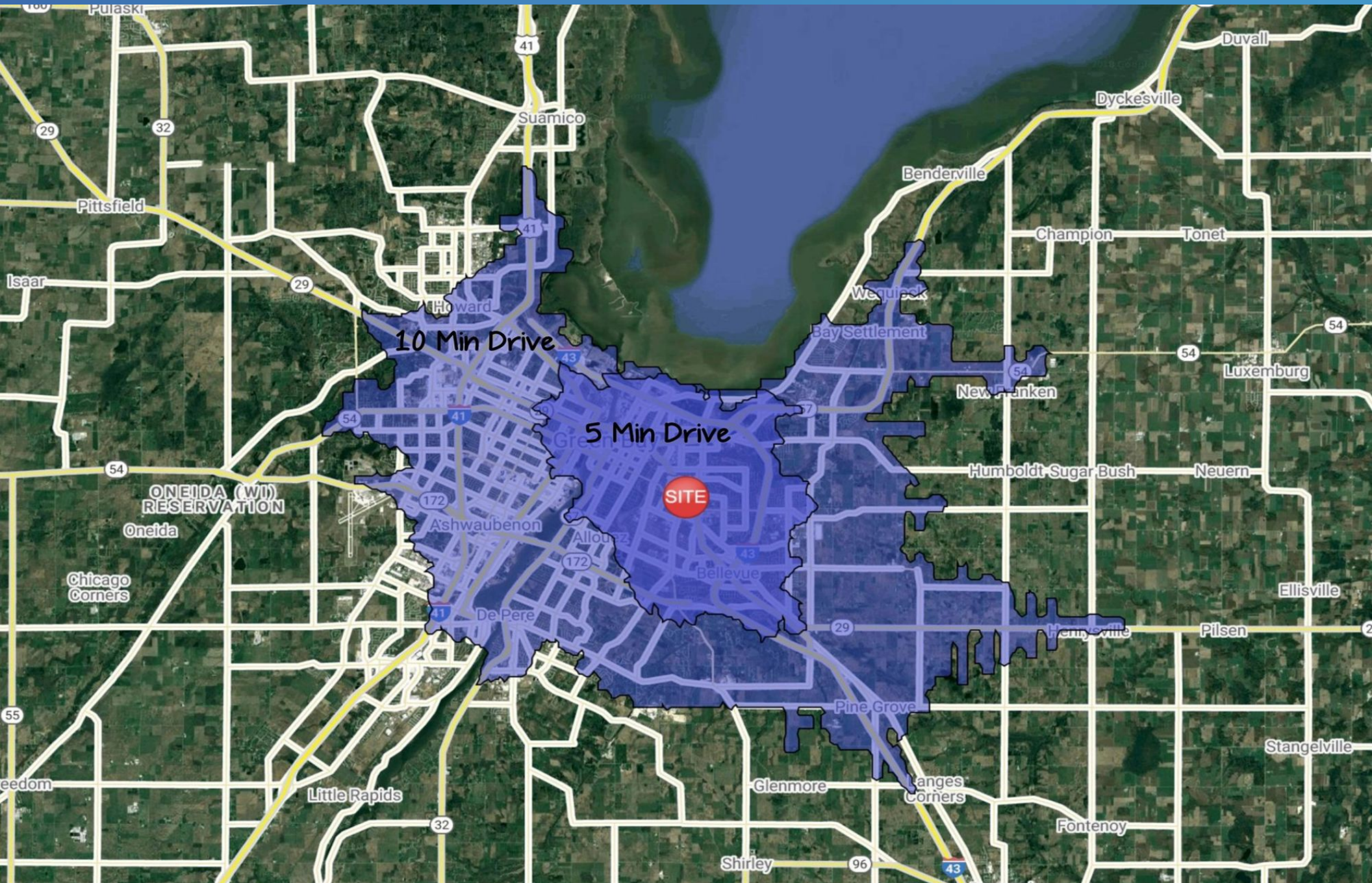
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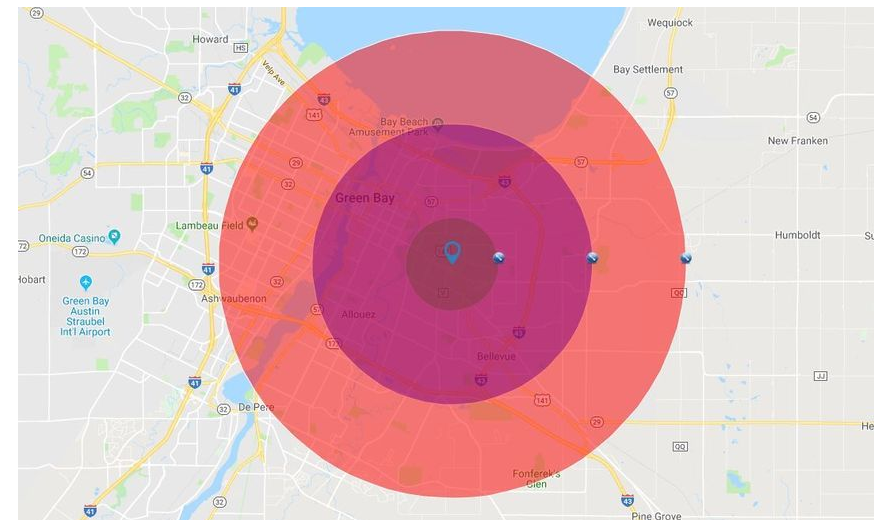
Green Bay is a port city located on Lake Michigan with a diverse economic base including several meat packing, paper plants and health/medical manufacturing facilities. Growing industries include: health care, insurance, transportation and tourism.

Brown County is among the top four wholesale and distribution sites in Wisconsin. Green Bay is the site of a petroleum storage terminal and the city ranks as a major retailing center for northeastern Wisconsin, as well as Upper Michigan.

The household count in this area has changed from 46,987 in 2010 to 49,161 in the current year, a steady increase of 0.63% annually. In 5 years the total households in the area is expected to increase to 51,000, further driving retail demand with the added consumers.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,520	71,079	124,151
Median Age	35.8	33.7	35.0
Median Age (Male)	34.3	33.0	34.2
Median Age (Female)	37.4	34.2	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,799	29,251	50,964
# Of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$52,391	\$52,630	\$56,860
Average House Value	\$170,425	\$157,968	\$162,662





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

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