



Tractor Supply Co.

New Construction

1810 Dorset Ln, New Richmond, WI 54017

CORE Real Estate Group, LLC
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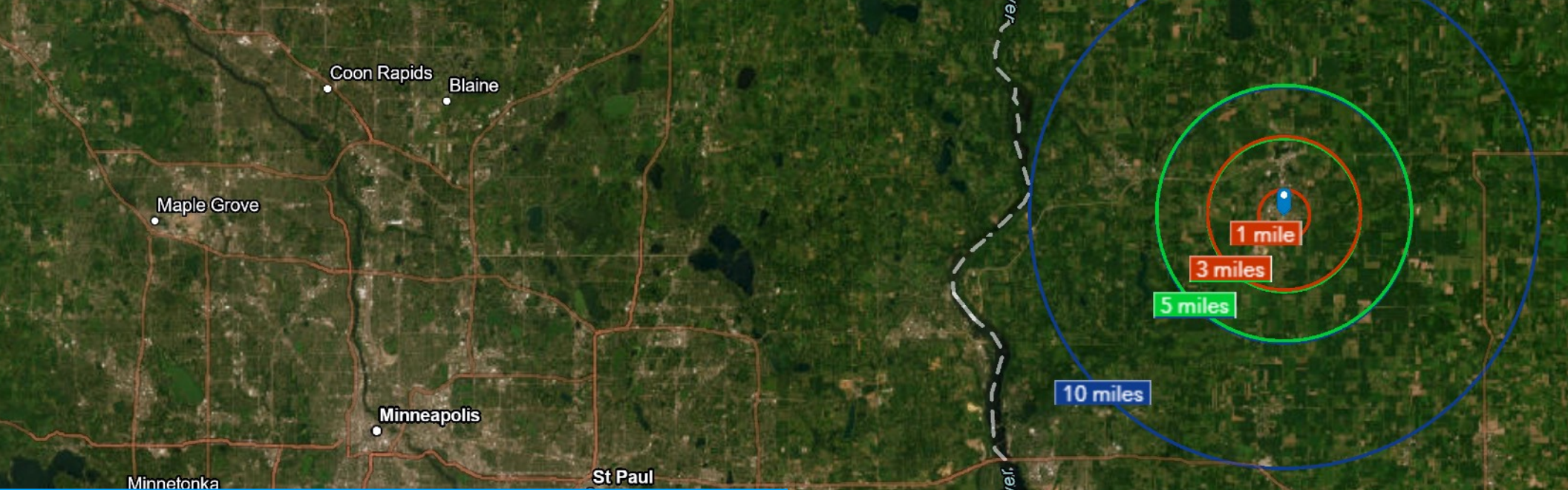


Executive Overview

Offering Price	\$7,640,000
CAP Rate	5.00%
NOI	\$382,000.00
TERM	15 Years (estimated 10/1/23-9/30/38)
Price/SF	\$332.56
Lot Size (acres)	4.298
Year Built	New Construction
Zoning Type	Commercial
County	St. Croix
Building GLA	22,973 SF
Lease Type	NN (Minimal LL Responsibilities)

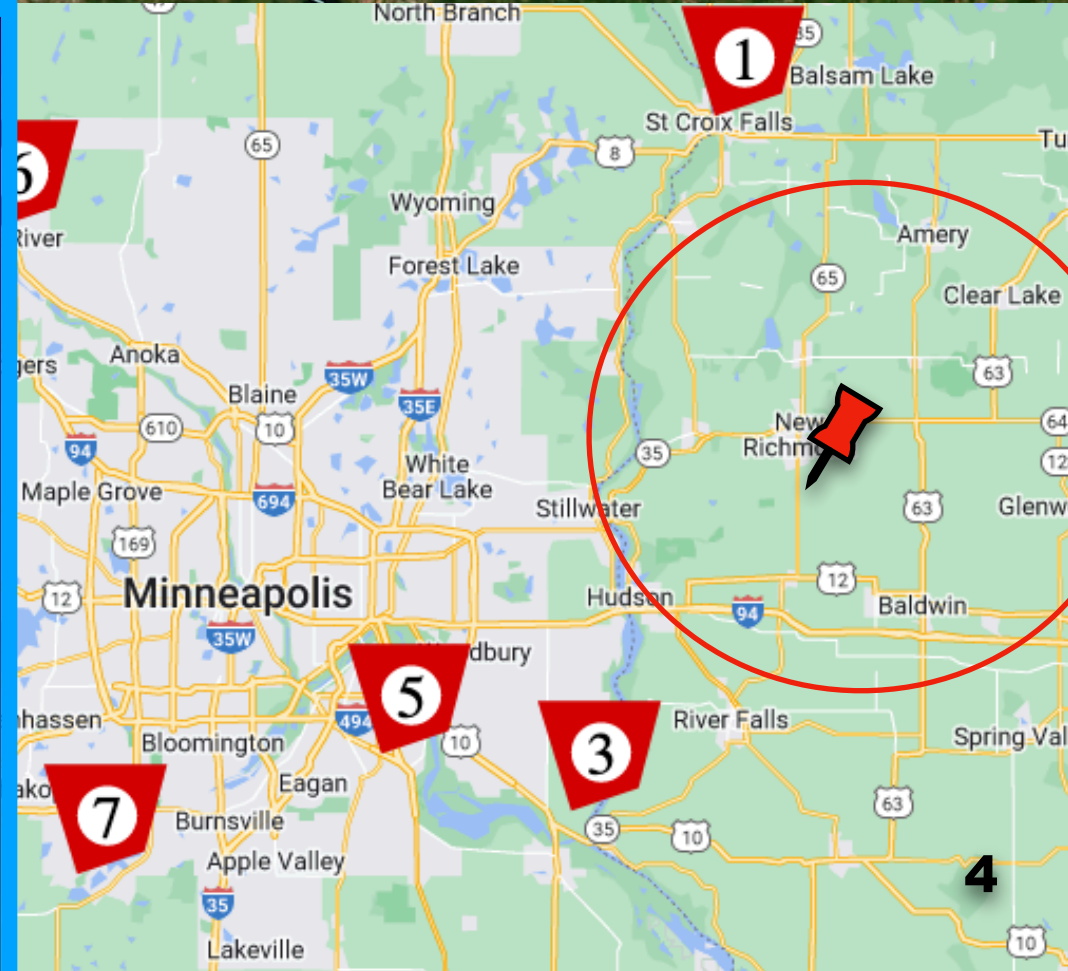
Rent Roll

Period	Monthly	Annual Rent
Lease Years 1-5	\$31,833.33	\$382,000.00
Lease Years 6-10	\$33,425.00	\$401,100.00
Lease Years 11-15	\$35,096.25	\$421,155.00
Lease Years 16-20 (First Extension Term)	\$36,851.06	\$442,212.75
Lease Years 21-25 (Second Extension Term)	\$38,693.62	\$464,323.39
Lease Years 26-30 (Third Extension Term)	\$40,628.30	\$487,539.56
Lease Years 31-35 (Fourth Extension Term)	\$42,659.71	\$511,916.53



Investment Highlights

- Closest Tractor Supply location 19+ miles away
 - Fills a major area gap
- Huge metro area of Minneapolis 43 miles away
- Located in center of growing and active shopping plaza next to Walmart, Aldi, etc
- Tractor Supply is a well-known and respected brand with a loyal customer following



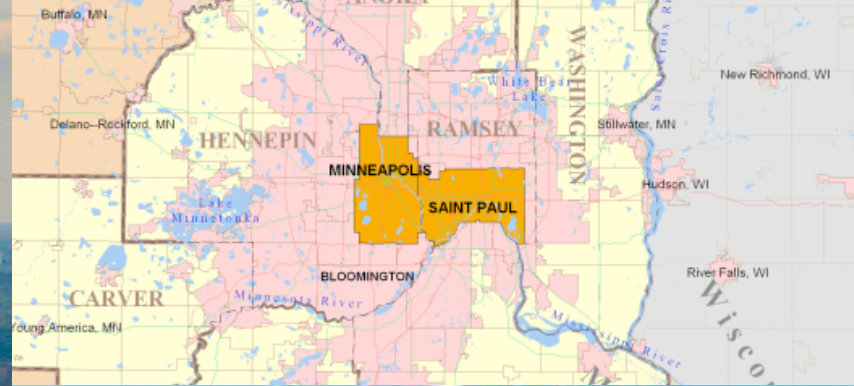


About New Richmond

Nestled in St. Croix County, Wisconsin, New Richmond is a charming town known for its natural beauty and rich history. The town is blessed with lush forests, rolling hills, and serene farmlands, creating a tranquil atmosphere that offers a peaceful and welcoming community to its residents. The town boasts a selection of shops, restaurants, and cafes, bringing stable traffic and revenue to the area.

As of the 2020 U.S. Census estimates, New Richmond's population was approximately 10,079 individuals. Despite its small size, the town offers a serene retreat from the busy urban centers, while ensuring convenient access to nearby amenities and attractions.





St. Paul / Minneapolis

Located in the heart of the Midwest, Minneapolis and St. Paul, often referred to as the Twin Cities, form a vibrant metropolitan area in the state of Minnesota. These neighboring cities are known for their rich history, thriving economic opportunities. Minneapolis, the larger of the two cities, is an economic powerhouse and serves as a major hub for commerce, industry, and technology. It is home to several Fortune 500 companies and has a strong presence in industries such as finance, healthcare, manufacturing, and transportation.

According to the 2020 Census, the combined population of the Minneapolis/St. Paul metropolitan area was approximately 3,651,036.

Demographics

Housing market characteristics

Dorset Ln, New Richmond, Wisconsin, 54017 3 Ring of 3 miles



\$280,798 ↑
Median Home Value

8% higher than Wisconsin which is \$257,423



103

Housing Affordability Index



21.6%

Percent of Income for Mortgage

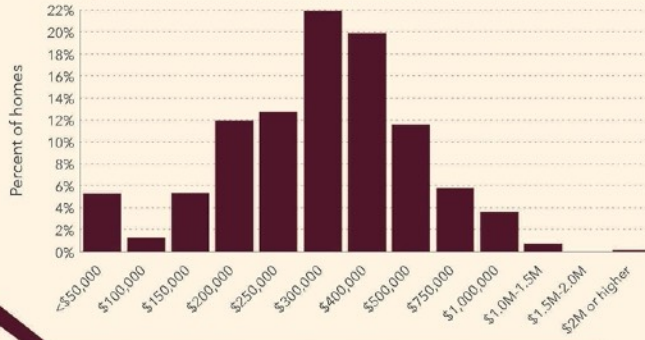


84

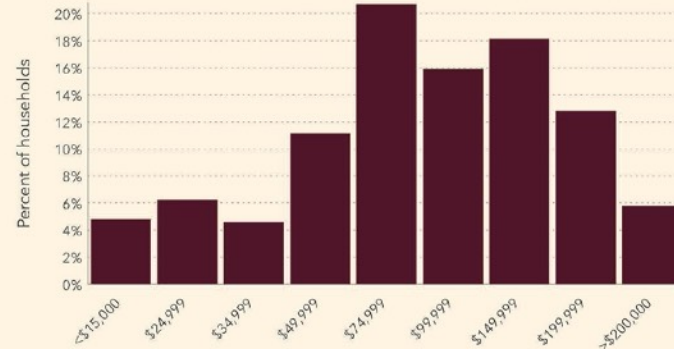
Percent of Income for Mortgage (Index)

Age <18 3,265	Age 18-64 8,181	Age 65+ 2,018	Total Pop 13,463	Pop Growth 2.08%	Average HH Size 2.45	Median Net Worth \$176,583
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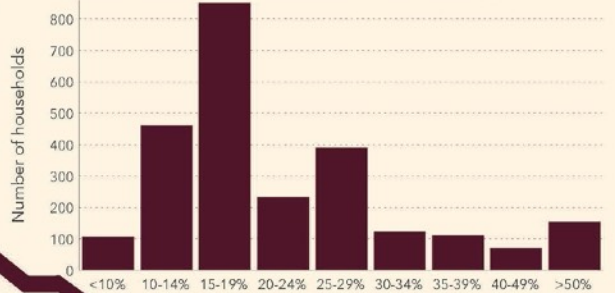
Home value



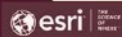
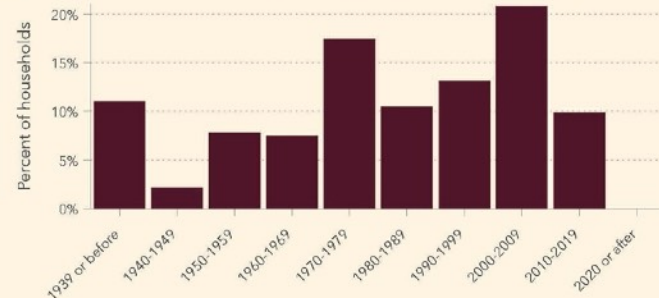
Household income



Mortgage as % salary



Year property built



Source: The data in this infographic comes from Esri, ACS, U.S. Census: 2023, 2017-2021, 2010.

Demographics

Housing market characteristics

Dorset Ln, New Richmond, Wisconsin, 54017-3
Ring of 5 miles



\$294,494 ↑
Median Home Value

13% higher than Wisconsin which is \$257,423



105

Housing Affordability Index



21.4%

Percent of Income for Mortgage



84

Percent of Income for Mortgage (Index)

Age <18 **4,480**

Age 18-64 **10,920**

Age 65+ **2,562**

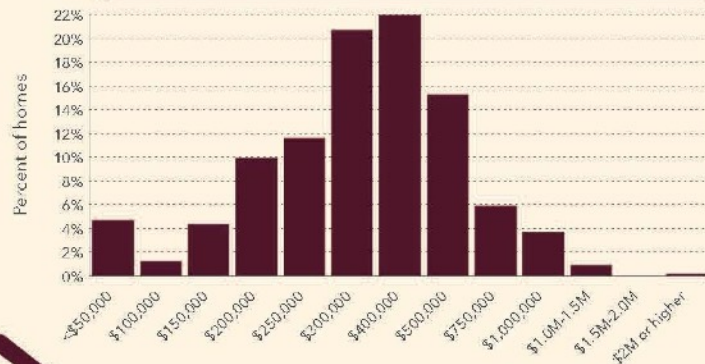
Total Pop
17,961

Pop Growth
1.96%

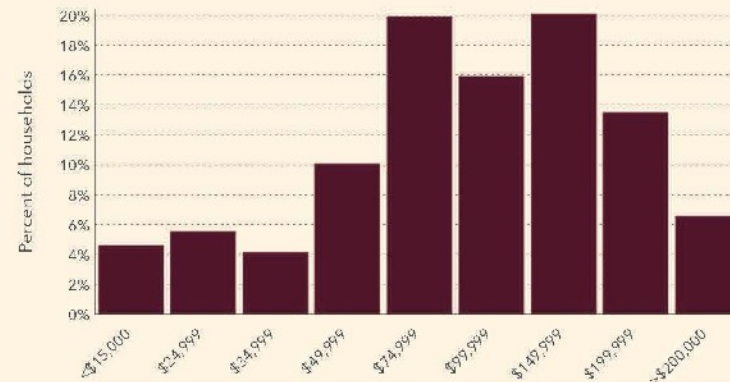
Average HH Size
2.55

Median Net Worth
\$209,741

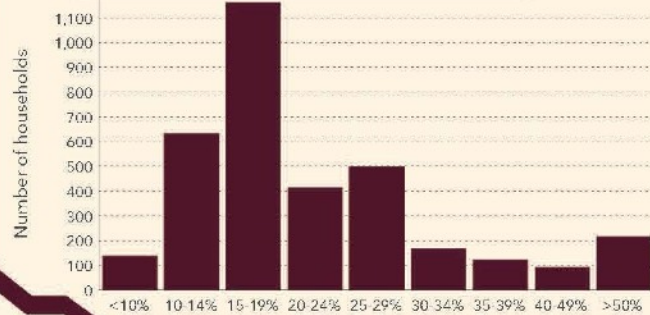
Home value



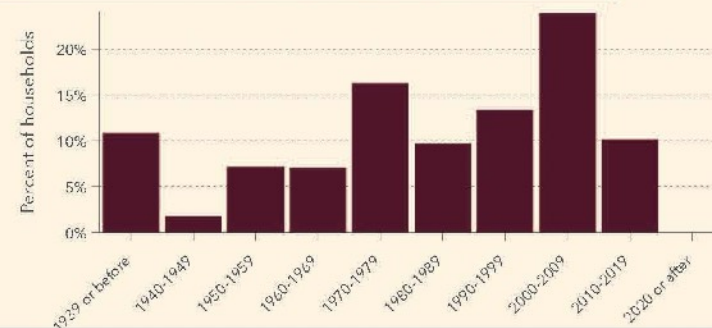
Household income



Mortgage as % salary



Year property built



Demographics

Housing market characteristics

Dorset Ln, New Richmond, Wisconsin, 54017 3
Ring of 10 miles



\$333,741 ↑
Median Home Value

23% higher than Wisconsin which is \$257,423



103

Housing Affordability Index



21.9%

Percent of Income for Mortgage



86

Percent of Income for Mortgage (Index)

Age <18 **10,576**

Age 18-64 **25,253**

Age 65+ **5,554**

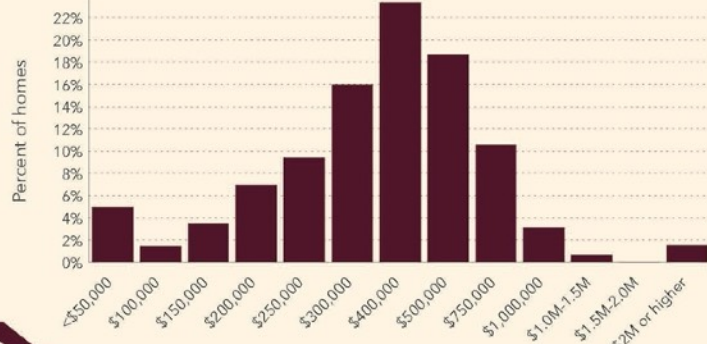
Total Pop
41,383

Pop Growth
1.52%

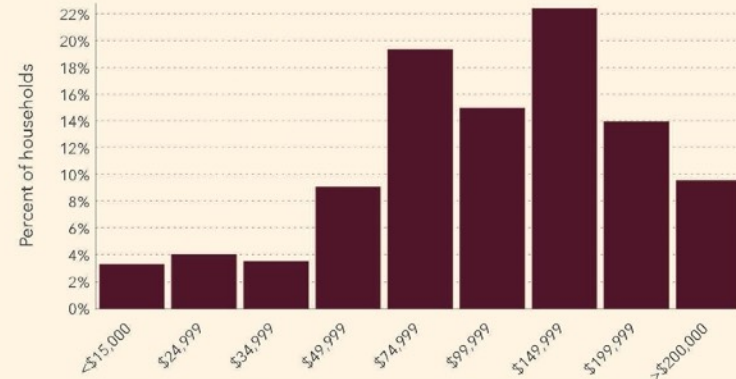
Average HH Size
2.63

Median Net Worth
\$282,040

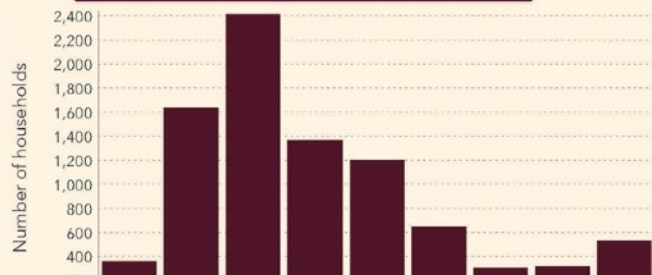
Home value



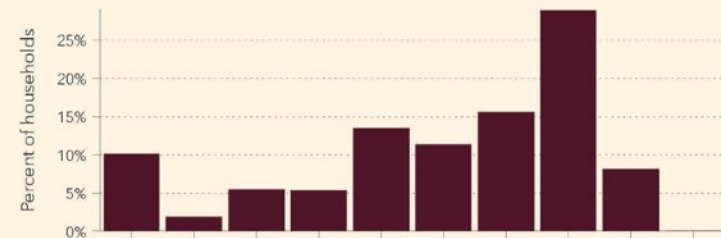
Household income



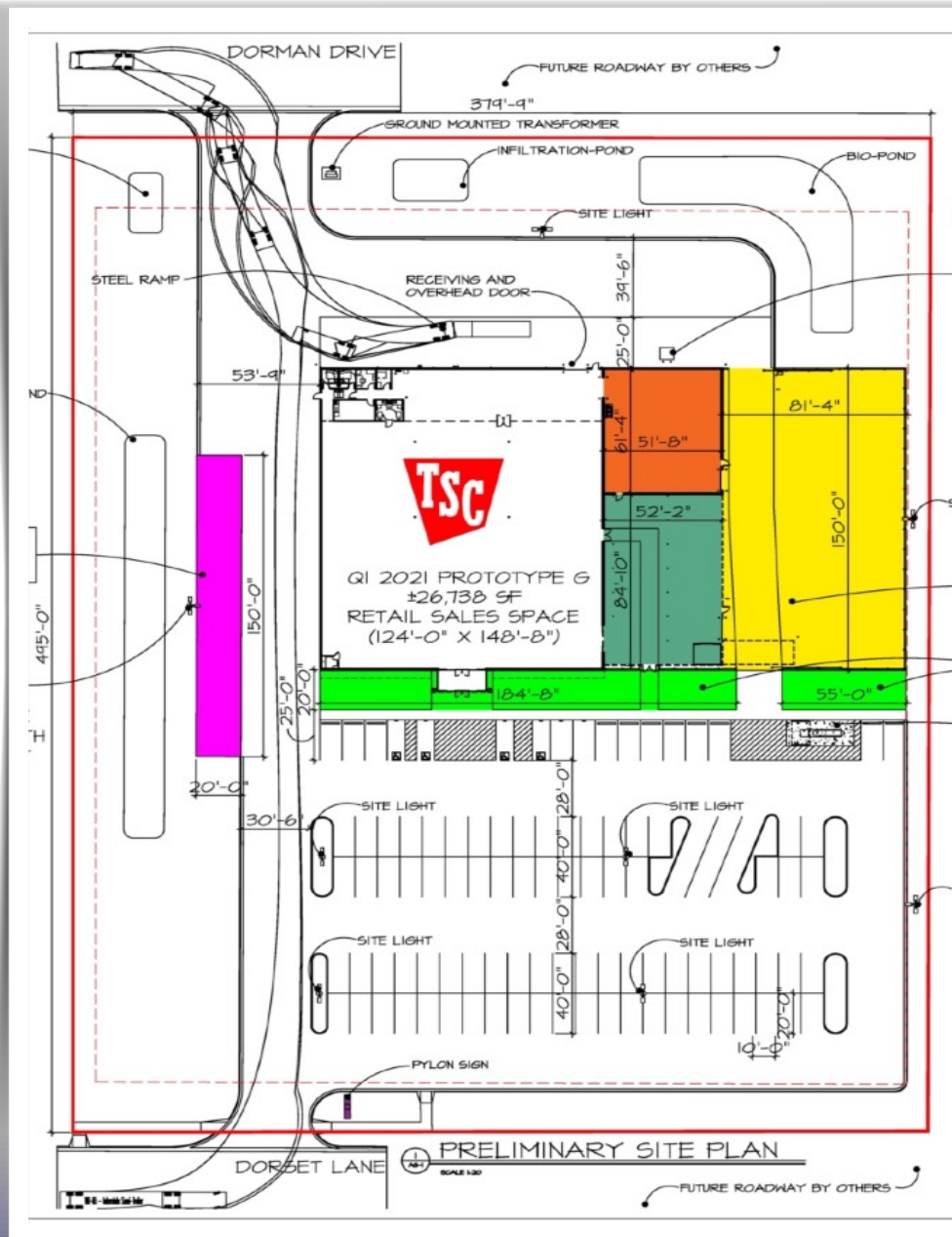
Mortgage as % salary



Year property built



Site Plan

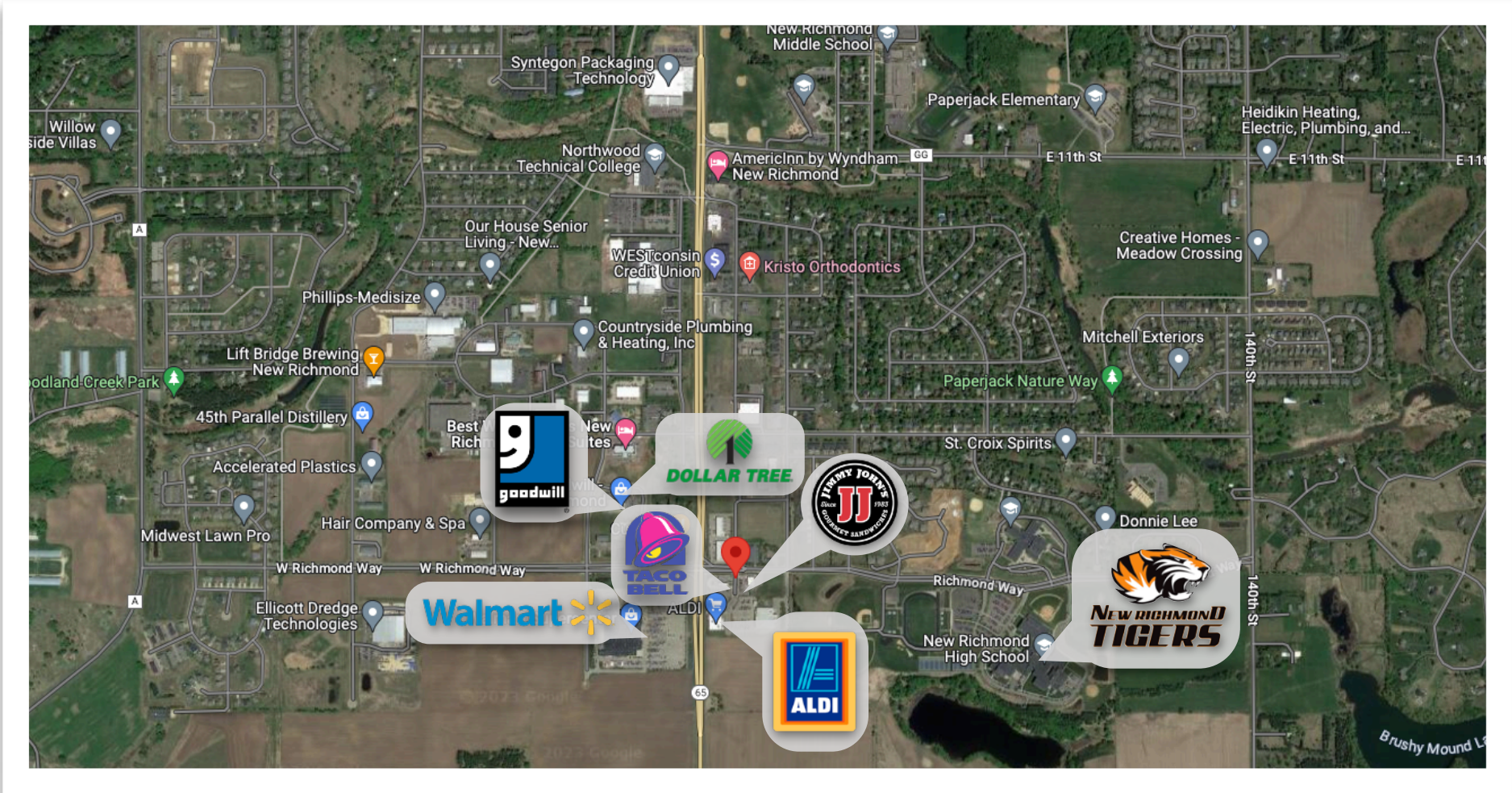


Tenant Profile

Tractor Supply Company, the largest rural lifestyle retailer in the United States, has been number one serving its unique niche, promoting a lifestyle. Tractor Supply offers an extensive mix of products necessary to care for home, land, pets, and animals with a focus on products, exclusive brands and unrivaled customer service. With more than 45,000 team members, the Company's physical store assets, combined with its online presence, offer customers the convenience of purchasing products they need. As of April, 2023, the Company operated 2,164 Tractor Supply stores in 49 states.



Aerial



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Exclusively
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