

Two-Tenant Offering

Fleet Farm & CHASE

N96 W18200 & N96 W18250 County Line Road, Germantown, WI 53022 (Milwaukee, MSA)

\$33,000,000

Price

6.45%

Cap Rate

\$2,131,172

Net Operating Income

15.5 YEARS

Weighted Average Lease
Term Remaining

- HERITAGE INVESTMENT
- CHASE BANK BRAND NEW CONSTRUCTION
- MULTIPLE 5-YEAR OPTIONS
- ABSOLUTE NNN LEASE BOND LIKE INVESTMENT
- GENERATIONAL REAL ESTATE
- INSTITUTIONAL GRADE INVESTMENT
- EST. 1955
- RARE ANNUAL RENT ESCALATIONS
- TEN MINUTES TO DOWNTOWN MILWAUKEE
- FLEET FARM REWARDS VISA CARD SINCE 2005



Investment Highlights

FLEET FARM (Private Company, Subsidiary of Golub Capital (\$90B+AUM) 50+ Locations in WI, MN, IA, ND, and SD

JPMORGAN CHASE (NYSE: JPM) Credit Rating: S&P: AA- / Outlook: Stable JPM Manages \$4.4 Trillion in Assets, JPMorgan is the Largest Bank in the U.S., JPMorgan is the 22nd Largest Company in the US by Revenue, 5,000+ Bank Branches

15.5 -Years of Weighted Average Lease Term Remaining Newly Executed Leases with Multiple Options, Fixed Rental Increases Absolute NNN Investment with Zero Landlord Maintenance & Repair Responsibilities

Diverse & Dynamic Retail Corridor | 0.5 Miles to Interstate 41 (87,873 VPD) Stable & Affluent Demographics (58,678 Residents with an Average Household Income of \$111,506 within 5 Miles), 14.5 Miles Northwest of Downtown Milwaukee.

Fleet Farm Official Sponsors of



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