

15.5 Years of Weighted Average Lease Term Remaining | Fleet Farm & Chase Bank (S&P: A)  
Fixed Rental Increases | Milwaukee Location



**TWO-TENANT OFFERING**

**FLEET FARM & CHASE BANK**

N96 W18200 & N96 W18250 COUNTY LINE ROAD  
GERMANTOWN, WI 53022

**INVESTMENT HIGHLIGHTS**

- Fleet Farm (Private Company - Subsidiary of Golub Capital (\$90B+ AUM) | 50+ Locations in WI, MN, IA, ND, and SD | Expanding Regional Value-Oriented Retailer (Farm & Pet Supplies, Outdoor & Sporting Goods, Automotive & Hardware Items, Apparel, and Household Goods are the company's primary focus) | HQ: Appleton, WI - Established 1955
- 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 22<sup>nd</sup> 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



**\$33,000,000**  
Asking Price

**6.45%**  
Cap Rate

**\$2,131,172**  
Net Operating Income

**15.5 YEARS**  
Weighted Average Lease Term Remaining

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