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OFFICES THROUGHOUT THE U.S. AND CANADA www.marcusmillichap.com

MILWAUKEE MUSCLE CARS & RESTORATION

7325 WEST FOND DU LAC AVENUE MILWAUKEE, WI 53218

PRESENTED BY

ZACH ORZEL

Associate
Office & Industrial Division
Chicago Office
Office (312) 327-5401
Zachary.Orzel@MarcusMillichap.com
License: IL 475.198922

TYLER SHARP

Vice President of Investments
Office & Industrial Division
Chicago Office
Office (312) 327-5446
Tyler.Sharp@MarcusMillichap.com
License: IL 475.177869

TIMOTHY SULLIVAN

Associate
Office & Industrial Division
Chicago Office
Office (312) 624-7078
Timothy.Sullivan@MarcusMillichap.com
License: IL 475.200518

ADAM ABUSHAGAR

Senior Managing Director Investments
Office & Industrial Division
Dallas Office
Office (972) 755-5223
Adam.Abushagur@MarcusMillichap.com
License: TX 661916

BROKER OF RECORD

TODD LINDBLOM

Wisconsin Broker of Record 13890 Bishops Dr., Ste. 300 Brookfield, WI 53005 Tel: (262) 364-1964 Todd.Lindblom@MarcusMillichap.com License #: 56163-90







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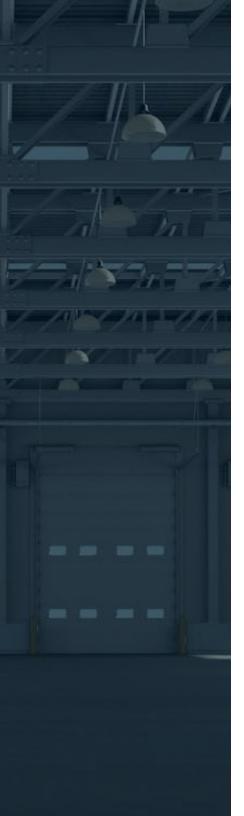
INVESTMENT OVERVIEW 01

SECTION 1

Offering Summary • Property Details • Offering Highlights Cash Flow • Rent Roll • Operating Statement • Regional Map • Aerial Map • Property Photos • Tenant Summary **Acquisition Financing**

MARKET OVERVIEW
SECTION 2
Market Analysis • Demographic Analysis





SECTION 1

INVESTMENT OVERVIEW



- 15,000-Square-Foot Industrial / Auto-Repair Shop with Six Drive-In Doors
- Five-Year Triple-Net Sale-Leaseback with Milwaukee Muscle Cars and Restoration & DJ's Transmissions
 - Strong Personal Guarantee for Initial Five-Year Term
 - Located Along High Trafficked Fond Du Lac Avenue and Less Than Five Miles from I-43
 - High Barrier-to-Entry Milwaukee Northwest Submarket with 2.2% Vacancy and 7.3% Rent Growth
 - Well Below Replacement Cost Per-Square-Foot Offering

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 7325 West Fond Du Lac Avenue in Milwaukee, Wisconsin, occupied by the current owner. The subject property consists of approximately 15,000 square feet of automotive repair space and is situated on 0.91 acres of land. The multi-tenant asset features six drive-in doors, brick construction, 30 parking spaces, and clear heights ranging from 14' to 18'. The current owner operates both the anchoring tenant, DJ's Transmissions, and the company's subsidiary, Milwaukee Muscle Cars & Restoration. Upon the sale of the property, both tenants plan to execute a five-year leaseback at \$6.75 per square foot with 3.0 percent annual escalations. On sale for \$70.00 per square foot, investors have the opportunity to acquire an in-demand asset at below replacement costs.

Located on a high-traffic count street, the property sits within five miles of Interstate 43 in the Milwaukee Northwest submarket. Containing 35.4 million square feet of industrial space, Milwaukee Northwest is a relatively large submarket. Like the overall market, availability has remained tight for much of the last decade, and in Q3 2023, the vacancy rate stood at just 2.2 percent. The historically low vacancy rate has allowed rent growth to remain near record highs, up 7.3 percent year-over-year in Q3. After experiencing the lowest quarter on record with net absorption contracting by over 580,000 square feet in Q2, demand rebounded with one of the best quarters of the last decade in Q3, rising over 300,000 square feet. With only about 420,000 square feet of industrial space under construction (representing just 1.2 percent of inventory), vacancies and rent growth in Milwaukee Northwest will be unaffected by new supply for the foreseeable future (CoStar).

Metro Milwaukee, which includes the counties of Milwaukee, Ozaukee, Washington, and Waukesha, is home to nearly 1.6 million residents, with approximately 590,000 living within city limits. The region is transforming from its manufacturing roots to a more diversified economy with a growing healthcare and technology sector. The lower cost of doing business compared to Chicago is attracting new employers to the metro, which already hosts six Fortune 500 firms. Major employers in the area include Northwestern Mutual Life Insurance Company, Aurora Health Care, Kroger Company, and Kohl's Corp. Thanks to the ten universities in close proximity to Milwaukee, the region benefits from a skilled labor pool, with two-thirds of residents ages 25 and older having some college education. With two major league teams, its position along Lake Michigan, and several museums and attractions, residents of metro Milwaukee enjoy a high quality of life (Marcus & Millichap).

PROPERTY DETAILS-

MILWAUKEE MUSCLE CARS & RESTORATION 7325 WEST FOND DU LAC AVENUE, MILWAUKEE, WI 53218

Number of Suites	2
Number of Buildings	
Total Square Feet	± 15,000
Warehouse Square Feet	±,13,500
Office Square Feet	± 1,500
Office Ratio	10%
Year Built	1986
Lot Size	0.91 Acres
Type of Ownership	Fee Simple
Clear Height	14'-18'
Parking Spaces	30
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi
Grade Level Doors	6
Sprinklers	No Sprinklers, Fire Door Separating Suites
Construction	Brick
Power	440a/240v 3p
Type of Lighting	LED
Zoning	CS
Roof Type	Rubber Ballast Membrane
Age/Condition of Roofs	Fair Condition
HVAC Units	Three Waste Oil Heaters and Two Hanging Heaters
Age/Condition of HVAC	Fair Condition
Market	Milwaukee/Madison
Submarket	Milwaukee NW
Submarket Vacancy	1.40%

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MILWAUKEE MUSCLE CARS & RESTORATION

7325 WEST FOND DU LAC AVENUE, MILWAUKEE, WI 53218

OFFERING PRICE

CAP RATE

PRO FORMA CAP RATE

\$950,000

10.66%

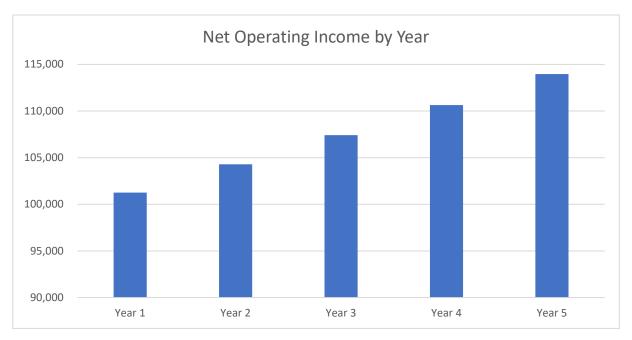
10.98%

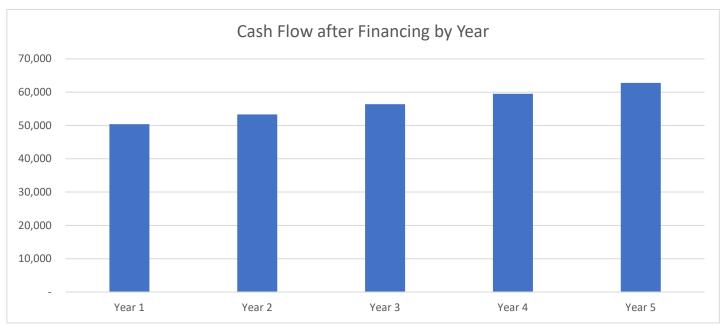
Offering Price	\$950,000
Cap Rate	10.66%
Pro Forma Cap Rate	10.98%
Price/SF	\$63.33
Total Square Feet	15,000
Rental Rate	\$6.75
Lease Type	Triple-Net (NNN)
Lease Term	Five Years
Rental Increases	3%
Tenancy	Multi
Occupancy	100.00%

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CASH FLOW -

INVESTMENT DESCRIPTION					MARCUS & MI	LLICHAP			KEY ASSUMP	TIONS & RETURNS METRICS	
Name	DJ's Transmissions					ACQUISITION A	SSUMPTIONS			LOAN ASSUMPTIONS	
Address	7325 W Fond Du Lac Ave					Year 1 NOI			101,250	Loan to Value	60.00%
City	Milwaukee					Cap Rate			10.66%	Interest Rate	7.00%
State						Closing Cost			2.00%	Interest Only (Years)	0 Years
Zip Code						Purchase Price			950,000	Loan Amortization (Years)	25 Years
						LEVERED RETUR	RNS			Loan Amount	570,000
Analysis Start Date	1-Mar-24					IRR			18.62%	Amortizing Pmt (Monthly)	4,029
Analysis Period End	Year 5					EMx			2.05X	Interest-Only Pmt (Monthly)	3,325
Reversion Year End	Year 6					Avg Cash-on-Ca	sh		14.08%	Loan Payoff	519,624
		Analysis Year	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6		
									Reversion Year		
INVESTMENT CASH FLOWS											
Purchase Price	Going-in cap rate	10.66%	(950,000)	-	-	-	-	-			
Acquisition Closing Cost		2.00%	(19,000)	-	-	-	-	-			
Funding Fees		0.50%	(1,995)								
Net Loan Proceeds			570,000	=	Ξ	=	=	=			
Net Equity Required			(400,995)	-	-	-	-	-			
OPERATING CASH FLOWS											
Net Operating Income		1.19%	-	101,250	104,288	107,416	110,639	113,958	113,958		
Capital Expenditures		2.50%	-	<u>(2,531)</u>	(2,607)	<u>(2,685)</u>	<u>(2,766)</u>	(2,849)			
Cash Flow from Operations			-	98,719	101,680	104,731	107,873	111,109			
Debt Service			-	(48,344)	<u>(48,344)</u>	<u>(48,344)</u>	<u>(48,344)</u>	<u>(48,344)</u>			
Cash Flow after Financing			-	50,375	53,337	56,387	59,529	62,765			
DSCR				2.09x	2.16x	2.22x	2.29x	2.36x			
Debt Yield				17.76%	18.30%	18.84%	19.41%	19.99%			
Cash-on-Cash Return (Annualize	rd)		-	12.56%	13.30%	14.06%	14.85%	15.65%			
REVERSION CASH FLOWS											
Reversion Value	Terminal cap rate	10.00%	-	-	-	-	-	1,139,578			
Reversion Selling Cost		7.00%						(79,770)			
Loan Payoff			Ξ	Ξ	Ξ	Ξ	Ξ	(519,624)			
Net Proceeds from Sale			-	-	<u>-</u>	-	-	540,183			
NET LEVERED CASH FLOW			(400,995)	50,375	53,337	56,387	59,529	602,948			
			(400,333)	30,373	33,337	30,367	33,323	002,340			





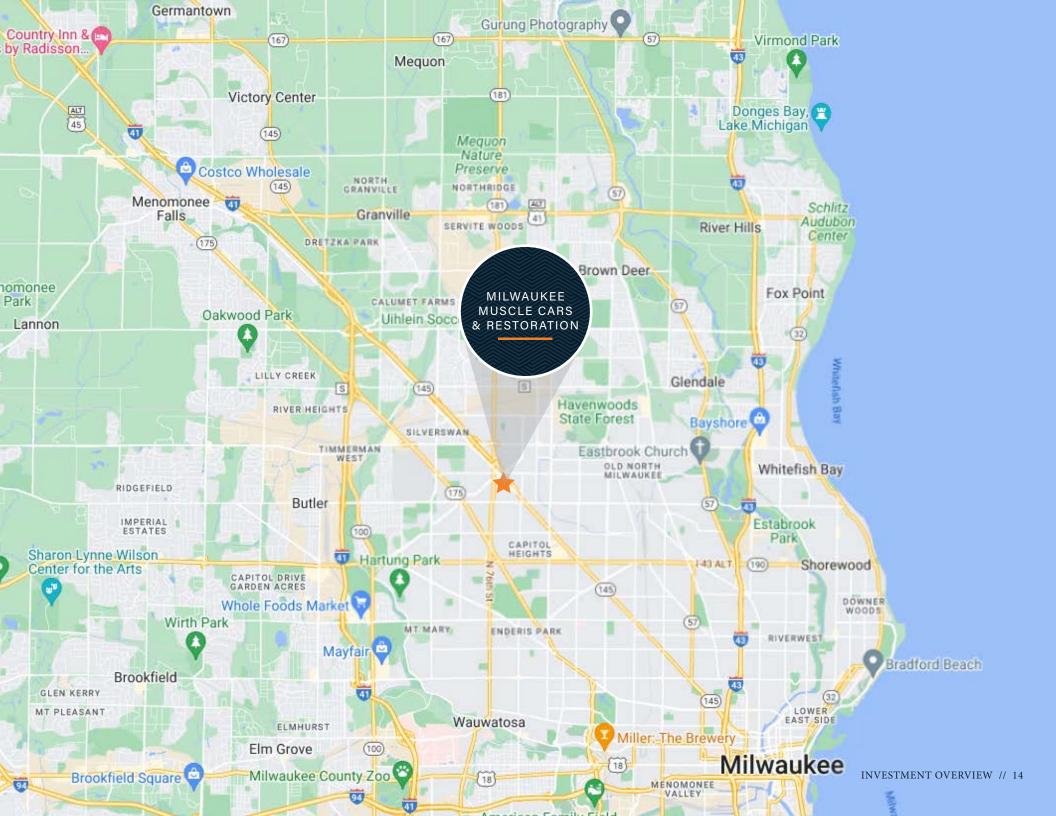
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Comm.	Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
DJs Transmissions	1	7,500	50.0%	COE	COE + 5 Years	\$6.75	\$4,219	\$50,625	\$52,144	One-Year Following COE	3.00%	NNN	Three Three-Year Options to Extend with 3% Annual Increases
Milwaukee Muscle Cars	2	7,500	50.0%	COE	COE + 5 Years	\$6.75	\$4,219	\$50,625	\$52,144	One-Year Following COE	3.00%	NNN	Three Three-Year Options to Extend with 3% Annual Increases
Total		15,000				\$6.75	\$8,438	\$101,250	\$104,287				
		Occupie	d Tenants: 2	Unoccupi	ed Tenants: 0	Occupied GLA: 1	00.00%	Unoccupied GLA: 0	.00%				
				Total Current F	Rents: \$8,438	Occupied Current	t Rents: \$8,438	Unoccupied Curren	t Rents: \$0				



Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	101,250	6.75	104,287	6.95
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	4,500	0.30	4,636	0.31
Real Estate Taxes	8,200	0.55	9,020	0.60
Management Fees	3,524	0.23	3,648	0.24
Total Reimbursement Income	\$16,224 1	00.0% \$1.08	\$17,304 100.	0% \$1.15
Effective Gross Revenue	\$117,474	\$7.83	\$121,591	\$8.11

Operating Expenses	Current		Per SF	Pro Forma	Per	SF
Insurance	4,500		0.30	4,635	0	.31
Real Estate Taxes	8,200		0.55	9,020	0	.60
Management Fee	3,524	3.0%	0.23	3,648	3.0%	.24
Total Expenses	\$16,224		\$1.08	\$17,303	\$1	.15
Expenses as % of EGR	13.8%			14.2%		
Net Operating Income	\$101,250		\$6.75	\$104,288	\$6	.95













TENANT SUMMARY



"Our goal is to satisfy the client's automotive needs in a personalized, professional manner, creating a relationship of trust and confidence in our product."

DJ's Transmissions

HEADQUARTERS
Milwaukee, WI

DATE FOUNDED 1978

www.djstransmissions.com



For 45 years, DJ's Transmissions has provided automotive repair services to the Milwaukee area, specializing in transmission rebuilding and servicing. All 16 of their technicians are ASE certified and are members in excellent standing with ATRA and ATSG national transmission guilds. By providing free diagnostic inspections, free road test estimates, and a two-year/24,000-mile warranty, DJ's separates itself from the competition. Their facility is equipped with 10 standard racks and one large heavy-duty rack for buses, dump trucks, and delivery vehicles. DJ's Transmissions also restores classic muscle cars under its subsidiary Milwaukee Muscle Cars & Restoration.

CAPABILITIES-

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 2,143 debt and equity financings in 2022



National platform operating within the firm's brokerage offices



\$12.8 billion total national volume in 2022



Access to more capital sources than any other firm in the industry

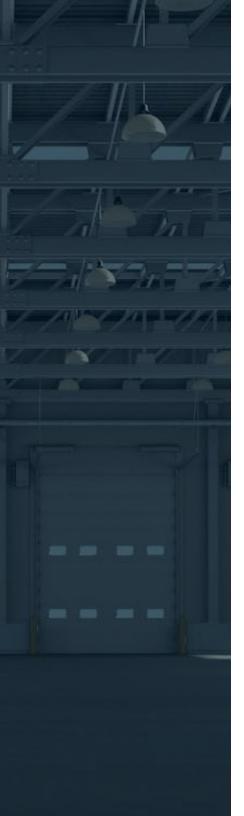
WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



SECTION 2

MARKET OVERVIEW





MILWAUKEE WISCONSIN

Once known primarily for its breweries and as the home of Harley-Davidson, the metro is diversifying from its manufacturing roots as the health care, business services and technology sectors expand. The transformation is especially evident in downtown Milwaukee, where major projects — including high-rise apartments, Northwestern Mutual's headquarters and the BMO Tower — have changed the skyline. Fiserv Forum, the new home of the Milwaukee Bucks, and the surrounding Deer District have also been a boon for hotel and multifamily development. The Greater Milwaukee Area is situated along the shore of Lake Michigan in the southeastern portion of Wisconsin, encompassing Milwaukee, Ozaukee, Washington and Waukesha counties. The market is home to nearly 1.6 million residents, with roughly 590,000 living within the city limits of Milwaukee.



DIVERSIFYING ECONOMY



PRESENCE OF LARGE-SCALE FIRMS



SKILLED LABOR POOL



ECONOMY

Local policies incentivize new high-growth industries, especially technology firms, sup-porting the diversification into data processing, insurance, mutual funds and printing. Milwaukee companies on the Fortune 500 list represent sectors from manufacturing to insurance and retail, including Northwestern Mutual, ManpowerGroup, Kohl's, Fiserv, WEC Energy Group and Rockwell Automation. Health services and technological growth have supported local health care companies, such as Aurora Health Care, Ascension Wisconsin and Froedtert Health.



14% MANUFACTURING



14% PROFESSIONAL AND BUSINESS SERVICES



10%
GOVERNMENT



9% LEISURE AND HOSPITALITY



6% FINANCIAL ACTIVITIES



17%
TRADE, TRANSPORTATION,
AND UTILITIES



4% CONSTRUCTION



20%
EDUCATION AND
HEALTH SERVICES



1%
INFORMATION



5% other services



DEMOGRAPHICS

The metro is expected to add roughly 8,000 people through 2027, producing approximately 6,350 households and generating demand for housing. The homeownership rate of 60 percent is slightly below the national rate of 64 percent, maintaining a strong rental market. Roughly 35 percent of residents ages 25 and over hold bachelor's degrees; of those citi-zens, 12 percent have also earned a graduate or professional degree.

POPULATION

1.6 M

GROWTH 2022-2027*

0.5%

HOUSEHOLDS **638K**GROWTH 2022-2027*
1.1%

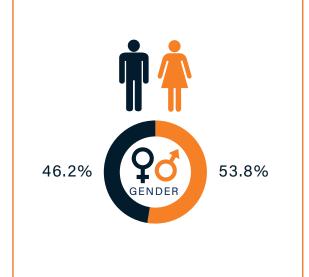
38.4 U.S. MEDIAN 38.6 MEDIAN HOUSEHOLD INCOME \$66,600 U.S. MEDIAN \$66,400

QUALITY OF LIFE

Milwaukee has a history steeped in middle-class values and ethnic diversity. The region's favorable quality of life is underpinned by its access to cultural, entertainment and outdoor recreational activities, as well as its location along the shores of Lake Michigan. Milwaukee's tourism and cultural infrastructure includes the Milwaukee Brewers (MLB), Milwaukee Bucks (NBA), River Walk, American Family Field, Fiserv Forum and the Wisconsin Center. Visitors and locals alike enjoy the Milwaukee Public Museum, Milwaukee Art Museum and Discovery World at Pier Wisconsin. Opportunities for advanced education are available at numerous colleges, universities and technical schools, including Marquette University and the University of Wisconsin-Milwaukee.











DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	24,883	158,458	341,404
2022 Estimate			
Total Population	25,264	158,692	342,358
2010 Census			
Total Population	26,143	160,256	344,821
2000 Census			
Total Population	26,004	162,429	358,682
Daytime Population			
2022 Estimate	15,047	119,676	328,657
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	8,959	61,803	133,907
2022 Estimate			
Total Households	9,082	61,714	133,641
Average (Mean) Household Size	2.8	2.5	2.5
2010 Census			
Total Households	9,294	61,044	132,015
2000 Census			
Total Households	9,601	62,847	135,967

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	0.8%	1.1%	3.2%
\$150,000-\$199,999	2.5%	2.5%	4.0%
\$100,000-\$149,999	8.3%	9.8%	12.1%
\$75,000-\$99,999	11.3%	11.9%	11.7%
\$50,000-\$74,999	22.7%	20.1%	18.6%
\$35,000-\$49,999	16.6%	16.4%	14.3%
\$25,000-\$34,999	11.3%	10.9%	10.0%
\$15,000-\$24,999	11.6%	12.6%	11.9%
Under \$15,000	14.9%	14.7%	14.2%
Average Household Income	\$55,558	\$57,261	\$68,947
Median Household Income	\$44,931	\$45,492	\$49,561
Per Capita Income	\$20,030	\$22,380	\$27,032
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	25,264	158,692	342,358
Under 20	34.4%	31.8%	30.7%
20 to 34 Years	20.7%	20.6%	20.1%
35 to 39 Years	6.7%	6.8%	6.7%
40 to 49 Years	12.3%	12.1%	12.0%
50 to 64 Years	16.3%	17.1%	17.4%
Age 65+	9.7%	11.5%	13.1%
Median Age	31.2	33.3	34.4
Population 25+ by Education Level			
2022 Estimate Population Age 25+	14,848	98,473	216,956
Elementary (0-8)	4.6%	3.4%	3.0%
Some High School (9-11)	10.5%	9.5%	8.7%
High School Graduate (12)	36.3%	32.2%	29.0%
Some College (13-15)	27.3%	25.6%	23.1%
Associate Degree Only	7.0%	8.3%	7.7%
Bachelor's Degree Only	10.3%	14.1%	18.2%
Graduate Degree	4.0%	6.9%	10.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	24.0	25.0	24.0



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WISCONSIN REALTORS® ASSOCIATION 4801 Forest Run Road, Madison, WI 53704

Marcus & Millichap Real Estate Effective July 1, 2016

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Drafted by Attorney Debra Peterson Conrad

Marcus & Millichap Real Estate Services 13890 Bishop's Drive Suite 300 Brookfield, WI 53005

Todd Lindblom Phone: (262) 364-1900 | Fax: (262) 364-1910

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- broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
- providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:
 - (a) The duty to provide brokerage services to you fairly and honestly.

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- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
 - (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
 - (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
 - (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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The following information is required to be disclosed by law:

- 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a

contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at

http://www.doc.wi.gov or by telephone at 608-240-5830.



7325 WEST FOND DU LAC AVENUE MILWAUKEE, WI 53218

PRESENTED BY

ZACH ORZEL

Associate
Office & Industrial Division
Chicago Office
Office (312) 327-5401
Zachary.Orzel@MarcusMillichap.com
License: IL 475.198922

TYLER SHARP

Vice President of Investments
Office & Industrial Division
Chicago Office
Office (312) 327-5446
Tyler.Sharp@MarcusMillichap.com
License: IL 475.177869

TIMOTHY SULLIVAN

Associate
Office & Industrial Division
Chicago Office
Office (312) 624-7078
Timothy.Sullivan@MarcusMillichap.com
License: IL 475.200518

ADAM ABUSHAGAR

Senior Managing Director Investments Office & Industrial Division Dallas Office Office (972) 755-5223 Adam.Abushagur@MarcusMillichap.com License: TX 661916

BROKER OF RECORD

TODD LINDBLOM

Wisconsin Broker of Record 13890 Bishops Dr., Ste. 300 Brookfield, WI 53005 Tel: (262) 364-1964 Todd.Lindblom@MarcusMillichap.com License #: 56163-90