

Marcus & Millichap
TAG INDUSTRIAL GROUP

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

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2023 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAE0370474

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TAG INDUSTRIAL GROUP

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

TIMOTHY SULLIVAN

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

TYLER SHARP

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

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

Marcus & Millichap
TAG INDUSTRIAL GROUP

Grantosa Drive
Elementary School

Milwaukee Northwest
Seventh-day Adventist...





TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

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

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 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 \$63.33 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	1
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%



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved. (Activity ID: ZAE0370474)

MILWAUKEE MUSCLE CARS & RESTORATION

7325 WEST FOND DU LAC AVENUE, MILWAUKEE, WI 53218

OFFERING PRICE

\$950,000

CAP RATE

10.66%

PRO FORMA CAP RATE

10.98%

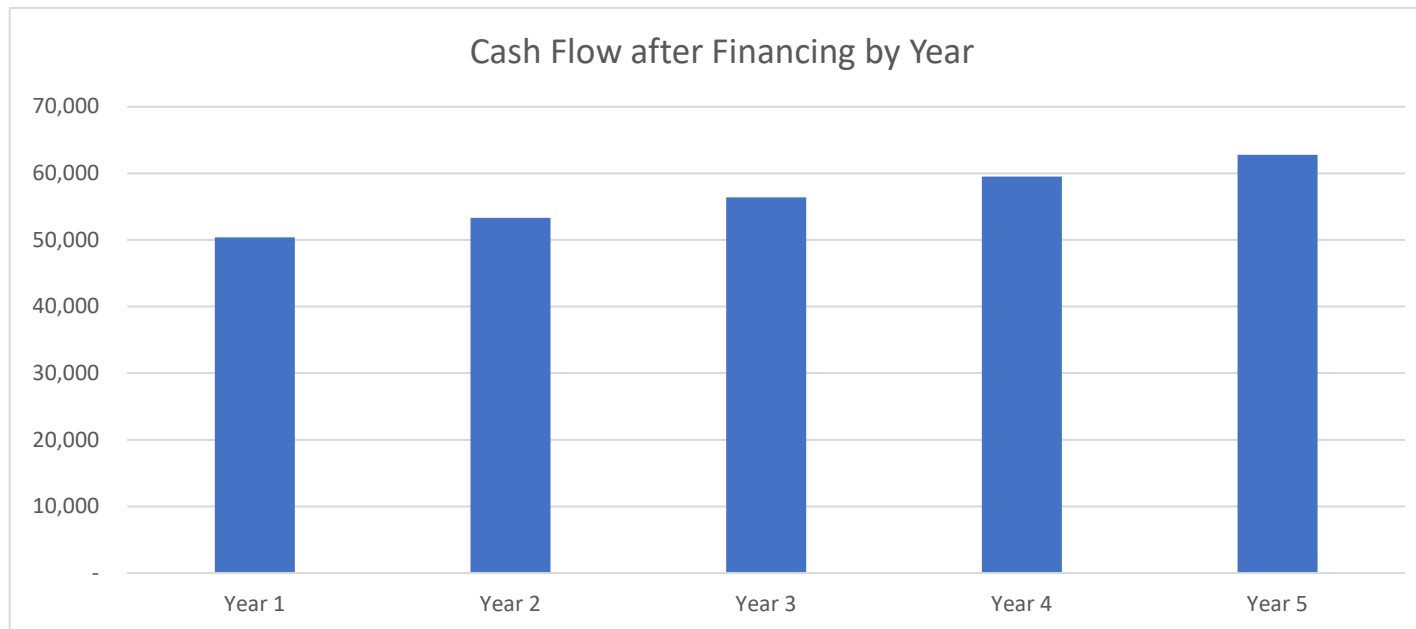
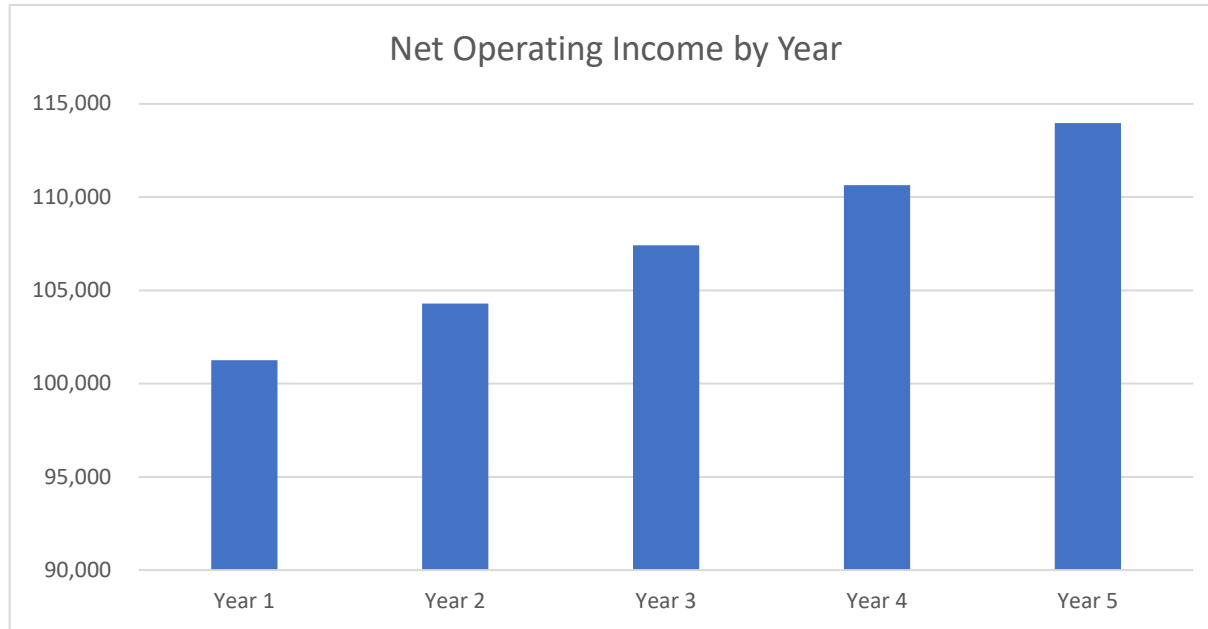
Offering Price	\$950,000
Cap Rate	10.66%
Pro Forma Cap Rate	10.98%
Price/SF	\$63.33
Total Square Feet	15,000
Rental Rate	\$6.75
Lease Type	Triple-Net (NNN)
Lease Term	Five Years
Rental Increases	3%
Tenancy	Multi
Occupancy	100.00%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved. (Activity ID: ZAE0370474)

CASH FLOW

INVESTMENT DESCRIPTION		MARCUS & MILLICHAP					KEY ASSUMPTIONS & RETURNS METRICS			
Name	DJ's Transmissions						<u>ACQUISITION ASSUMPTIONS</u>		<u>LOAN ASSUMPTIONS</u>	
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
							<u>LEVERED RETURNS</u>		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-Cash	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	<i>Going-in cap rate</i>	10.66%	(950,000)	-	-	-	-	-		
Acquisition Closing Cost		2.00%	(19,000)	-	-	-	-	-		
Funding Fees		0.50%	(1,995)	-	-	-	-	-		
Net Loan Proceeds			<u>570,000</u>	=	=	=	=	=		
Net Equity Required			(400,995)	-	-	-	-	-		
OPERATING CASH FLOWS										
Net Operating Income		1.19%	-	<u>101,250</u>	<u>104,288</u>	<u>107,416</u>	<u>110,639</u>	<u>113,958</u>	<u>113,958</u>	
Capital Expenditures		2.50%	-	<u>(2,531)</u>	<u>(2,607)</u>	<u>(2,685)</u>	<u>(2,766)</u>	<u>(2,849)</u>		
Cash Flow from Operations			-	<u>98,719</u>	<u>101,680</u>	<u>104,731</u>	<u>107,873</u>	<u>111,109</u>		
Debt Service			-	<u>(48,344)</u>	<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 (Annualized)			-	12.56%	13.30%	14.06%	14.85%	15.65%		
REVERSION CASH FLOWS										
Reversion Value	<i>Terminal cap rate</i>	10.00%	-	-	-	-	-	1,139,578		
Reversion Selling Cost		7.00%	-	-	-	-	-	(79,770)		
Loan Payoff			=	=	=	=	=	<u>(519,624)</u>		
Net Proceeds from Sale			-	-	-	-	-	540,183		
NET LEVERED CASH FLOW										
			(400,995)	50,375	53,337	56,387	59,529	602,948		

CASH FLOW



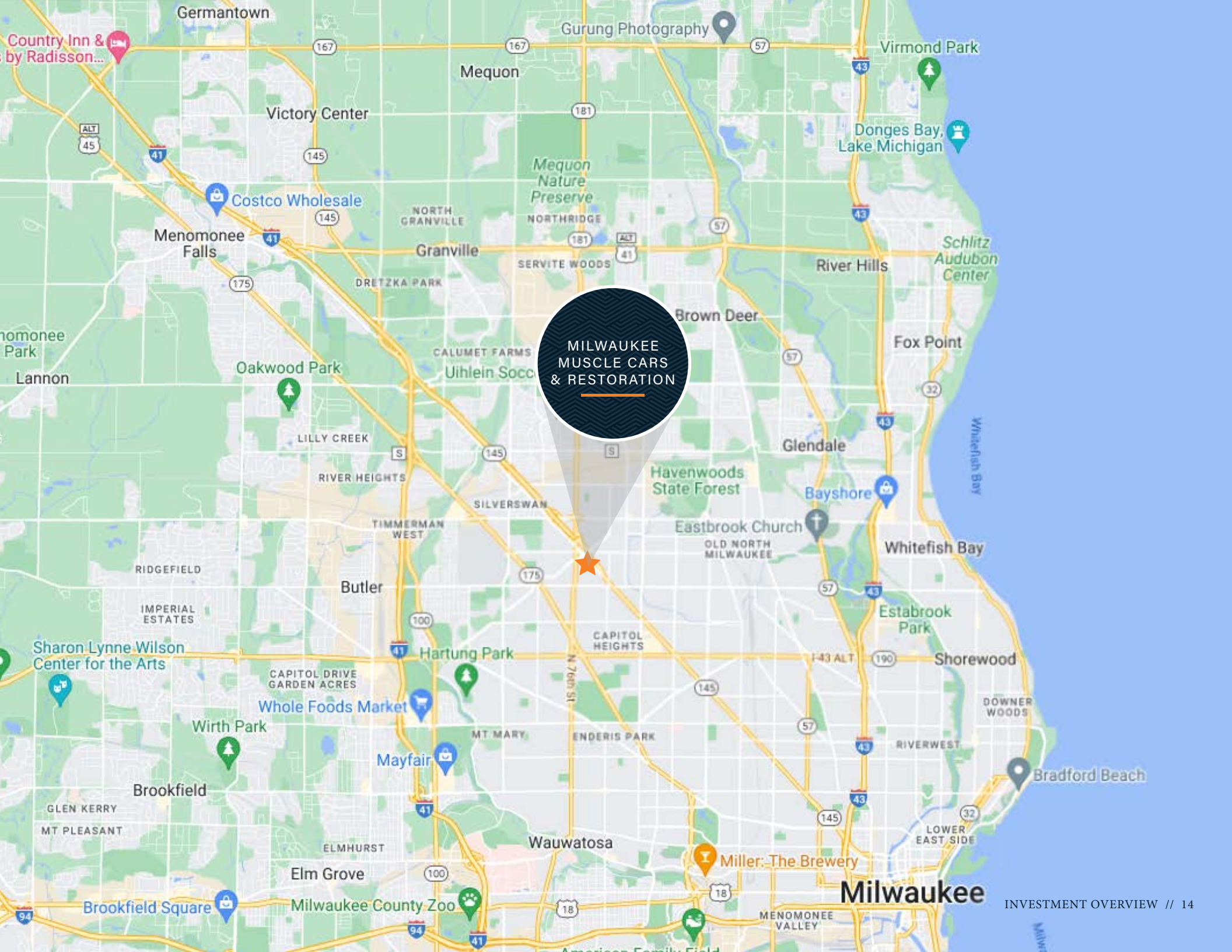
RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease 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				
Occupied Tenants: 2				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$8,438						Occupied Current Rents: \$8,438		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

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	100.0%	\$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%	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



MILWAUKEE
MUSCLE CARS
& RESTORATION

Milwaukee

An aerial photograph of a suburban neighborhood with many houses and trees. A callout bubble with a dark green background and white text is positioned over a large, single-story brick building. The bubble contains the text 'MILWAUKEE MUSCLE CARS & RESTORATION' and a small orange star icon pointing to the building. The building has a large parking lot filled with cars and a red car in front. To the left of the building is a large, white, dome-shaped structure. A road curves around the building and continues into the foreground.

MILWAUKEE
MUSCLE CARS
& RESTORATION



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.”

TENANT

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

Marcus & Millichap

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

METROPLEX GROWTH

ECONOMY

Local policies incentivize new high-growth industries, especially technology firms, sup-orting 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



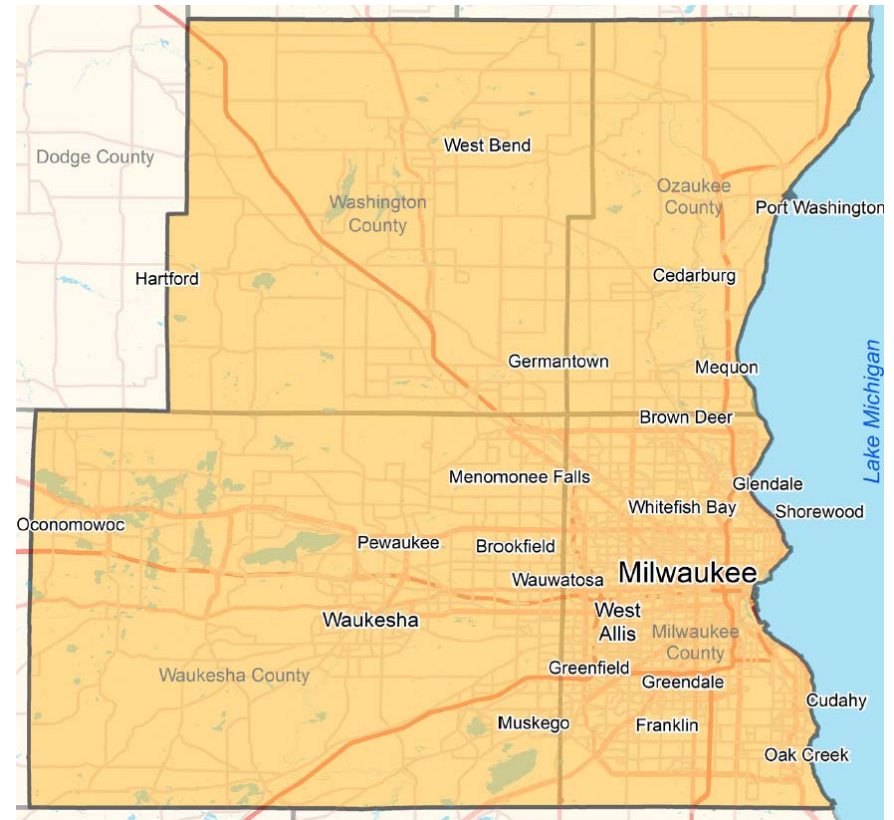
20%
EDUCATION AND
HEALTH SERVICES



1%
INFORMATION



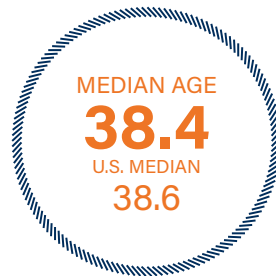
5%
OTHER SERVICES



METROPLEX GROWTH

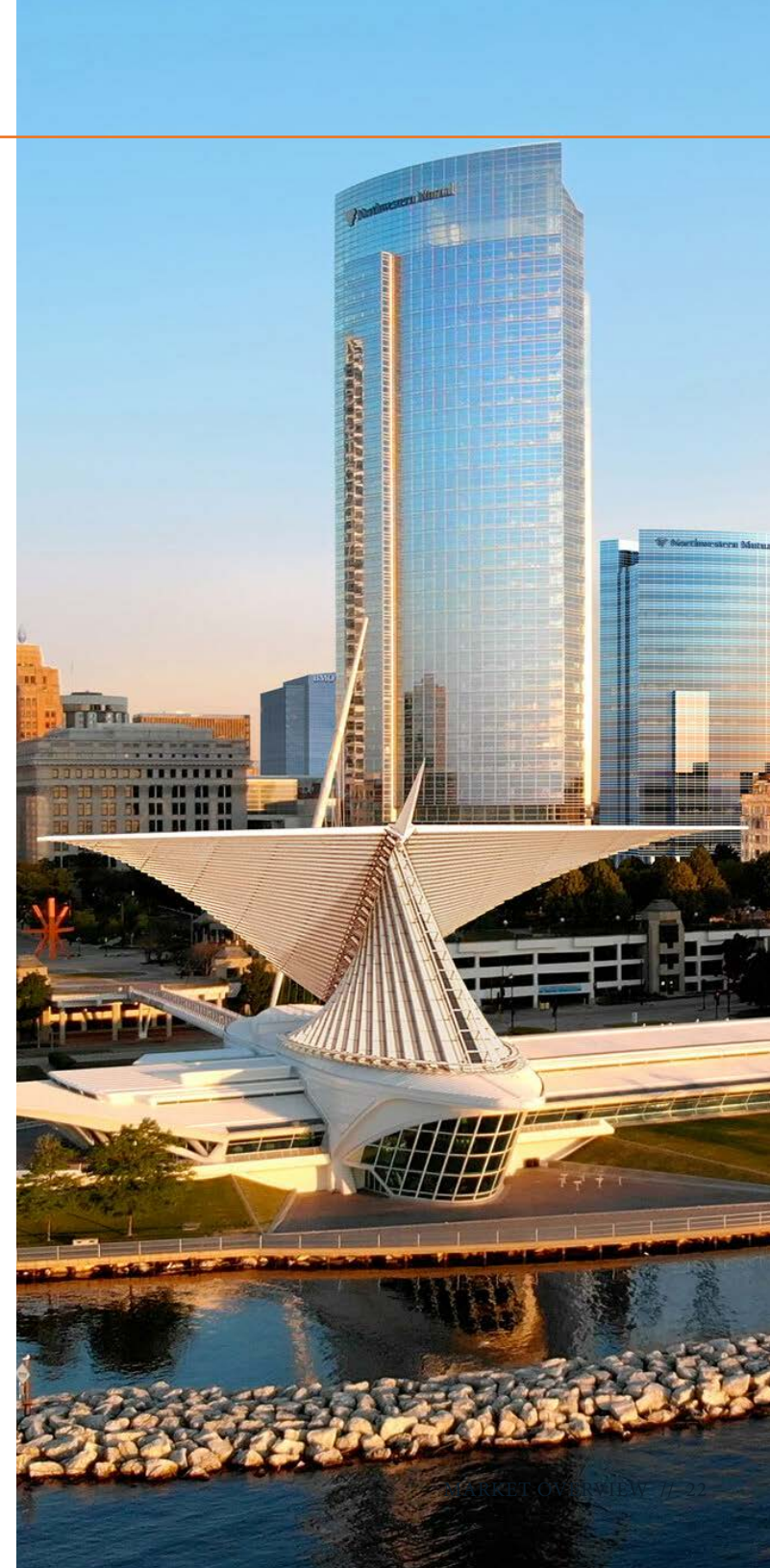
DEMOGRAPHICS

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 citizens, 12 percent have also earned a graduate or professional degree.



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



342,358

Total Population
Within 5 miles



46.2%



53.8%



\$68,947

Average Household Income
Within 5 miles



140,059

Employees
Within 1 Mile

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

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

Marcus & Millichap Real Estate
Effective July 1, 2016

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:
3 DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (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
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

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

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

35 CONFIDENTIAL INFORMATION: _____
36 _____
37 _____

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

No representation is made as to the legal
validity of any provision or the adequacy
of any provision in any specific transaction.

Copyright © 2016 by
Wisconsin REALTORS® Association

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

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

42 DEFINITION OF MATERIAL ADVERSE FACTS

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

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

52 NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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

TIMOTHY SULLIVAN

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

TYLER SHARP

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

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

Marcus & Millichap
TAG INDUSTRIAL GROUP