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Information below is computer generated. Please pardon the typos.

1 Onalaska, WI 54650



Price	\$2,643,000
Building Size	15,748 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Petco in Onalaska, Wisconsin. This is a 15,768-square foot building situated on 1.18 acres. The property sits within the well-established Crossing Meadows retail development, which is anchored by big box tenants, Festival Foods, Sam's Club and Gander Mountain. There is a wide variety of smaller tenants in the immediate area as well. The location provides high visibility and easy access to both Interstate 90 and Highway 53. Additionally, The Valley View Mall, a 600,000-square foot regional mall, is less than one mile away.

2 New Berlin, WI 53151



Price	\$2,742,434
Building Size	5,724 SF
Cap Rate	5.30%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

12 YEARS REMAINING ON A LEASE BACKED BY 7-ELEVEN CORPORATE AND LOCATED WITHIN THE MILWAUKEE, WISCONSIN MSA The lease is triple-net and includes 1.5 percent annual rent increases and four, five-year options to renew. The landlord is responsible for roof replacement (not maintenance), foundation and structure. Tenant is responsible for everything else. The lease is backed by 7- Eleven Corporate with an AA-Standard & Poor' s rating. The Property is located at the corner of Cleveland Avenue and Moorland Road sandwiched between Interstate 94 to the north and Interstate 43 to the south. The property is located within close proximity of an abundance of national retailers including Walgreen's, Starbucks, Sprint, Walmart, Jimmy John' s, Taco Bell, Qdoba, US Bank and more. Average household incomes near the subject property exceed \$107,000 per year.

3 Sussex, WI 53089



Price	\$2,800,000
Building Size	2,652 SF
Cap Rate	5.60%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

12 YEARS REMAINING ON A LEASE BACKED BY 7-ELEVEN CORPORATE AND LOCATED WITHIN THE MILWAUKEE, WISCONSIN MSA The lease is triple-net and includes 1.5 percent annual rent increases and four five-year options to renew. The property includes a two-bay car wash. The landlord is responsible for roof replacement (not maintenance), foundation and structure. Tenant is responsible for everything else. The lease is backed by 7-Eleven Corporate with an AA- Standard & Poor' s rating. The property is located directly off of Highway 164 with nearby traffic counts exceeding 20,000 vehicles per day. Average annual household incomes in the area reach nearly \$100,000 per year.

4 Black Creek, WI 54106



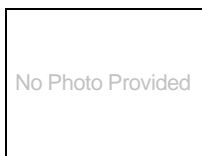
Price	\$1,288,000
Building Size	3,592 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property sits at the hard corner of South Main and West Burdick streets. In addition to the branch's excellent visibility, two drive-thrus and 14 parking spaces promote ease of access for bank clients. The property is located in the center of Black Creek. Black Creek is characterized by quaint shops and eateries, businesses, and an abundance of residential homes.

5 Seymour, WI 54165



Price	\$1,061,947
Building Size	9,100 SF
Cap Rate	5.65%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New O'Reilly Auto Parts store with 15 year NN Lease Rent commencement 2/8/16.

6 Green Bay, WI 54313



Price	\$2,610,000
Building Size	4,799 SF
Cap Rate	4.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property is located at the corner of Cardinal Lane and Tulip Lane amid a residential neighborhood. The property consists of a 4,799 square foot bank branch, six drive-thrus, and has 37 parking spaces. In addition to the local traffic generated on U.S. Highway 41, Cardinal Lane is one of the community's major roadways. The surrounding community is comprised primarily of residential neighborhoods, but also supports a collection of restaurants, shopping establishments, and numerous schools, including Bay View Middle School and St. John the Baptist School. Adjacent to the property, the new Prevea Health Wellness Way Clinic supports the desirability of this location.

7 Eau Claire, WI 54701



Price	\$1,809,000
Building Size	5,426 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Prominently located at the hard corner of Highway 93 and Damon Street, the Eau Claire branch totals 5,426 square feet. The property features excellent visibility and convenient accessibility with two points of ingress/egress, a 32-space parking lot, and four drive-thrus. The local market features a combination of national retail banners, businesses, and residential neighborhoods. Notable retailers in the vicinity include Festival Foods and HOM Furniture. Oakwood Mall, a regional shopping destination with a Scheels, Youngers, and Macy's, is also situated less than one mile from the site.

8 Waterford, WI 48329



Price	\$4,235,677
Building Size	13,905 SF
Cap Rate	6.50%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

The subject property is a Walgreens in the Waterford Township of Michigan about 35 miles Northwest of Detroit. Walgreens has signed a corporate backed 70-year lease which commenced in 1998. The tenant recently extended their lease for an additional 10 years subject to a 10% rent reduction effective in March of 2017. Walgreens Company is a wholly owned subsidiary of Walgreens Boots Alliance, Inc., a publicly traded company (NASDAQ: WBA) with investment grade credit, rated BBB by Standard & Poor's. Located at the signalized intersection of Dixie Highway and West Walton Boulevard, the property features excellent visibility and easy access with exposure to combined daily traffic counts of over 51,000 vehicles. Dixie Highway is the primary thoroughfare of the Waterford Township lined with numerous national and regional retailers. KFC, McDonald's, Pizza Hut, Lakes Community Credit Union, Chase Bank, and BP are all located at the southwest corner of the intersection, and Mobil and Arby's are located at the northwest corner.

9 Franklin, WI 53132



Price	\$5,775,000
Building Size	15,459 SF
Cap Rate	7%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

15,459 SF BMO Harris bank location with 3% annual rent increases priced at an attractive 7.00% cap rate. The property has a new loan in place that must be assumed (see debt abstract), and throws off a 8.54% return on equity at asking price. As the rent increases, so does the return on investment. The 16 year history at this location combined with the \$60 Million in deposits, the outstanding demographics, and the very high traffic counts, makes it extremely likely that BMO Harris will renew their lease in 2021.

10 Lake Geneva, WI 53147



Price	\$2,102,000
Building Size	4,577 SF
Cap Rate	4.90%
Property Sub-type	Street Retail
Status	Active

Property Notes

Property Description

This BMO bank branch is ideally located in the city of Lake Geneva, a pedestrian-friendly, year round tourist destination. The building totals 4,577 square feet with parking for 19 cars and four drive-thrus. In addition to benefiting from wealthy tourist traffic, 18,000 Lake Geneva residents live within a 5-mile radius from the bank. This same population maintains an average household income of approximately \$78,000. This branch had substantial deposits of \$66 million. The deposits and year round tourism are a testament to the long-term success at this branch.

11 Kenosha, WI 53142



Price	\$4,149,000
Building Size	10,320 SF
Cap Rate	6.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a freestanding, single tenant, absolute NNN leased, Golden Corral, located in Kenosha, WI. The tenant, Golden Corral, will sign a brand-new 15 year lease at the close of escrow demonstrating long-term commitment to the location. The lease features 8% rent increase every 5 years in the initial term and 8% rental increases at the beginning of each 5(5-year) option periods, which generates steady NOI growth and hedges against inflation. The building was newly remodeled to tenant's specifications, including a brand-new lighting scheme. Additionally, the store benefits from a 9% rent to sales ratio.

12 Waukesha, WI 53186



Price	\$4,653,000
Building Size	10,400 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a freestanding, single tenant, absolute NNN leased, Golden Corral, located in Waukesha, WI. The tenant, Golden Corral, will sign a brand-new 15-year lease at the close of escrow demonstrating long-term commitment to the location. The lease features 7.5% increases every 5 years throughout the initial term and 7.5% rental increases at the beginning of each 5 (5-Year) option periods, which generates steady NOI growth and hedges against inflation. Additionally, the store benefits from a healthy 8.25% rent to sales ratio.

13 Port Washington, WI 53074



Price	\$1,609,000
Building Size	7,965 SF
Cap Rate	5.90%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NNN Advance Auto Parts in Port Washington, WI located only 25 miles north of downtown Milwaukee. The subject property recently underwent a 2,582 sf addition, and opened on August 31, 2015 with a brand new 15 year lease term and three, five-year renewal options with rent increases of 5.00% during each option. This is a rare NNN lease in that the Tenant pays the majority of expenses, including roof, parking lot, and HVAC. Landlord's responsibilities are limited to the structure, slab, and foundation.

14 Random Lake, WI 53075



Price	\$1,770,000
Building Size	6,066 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Located in the quaint village of Random Lake, the property totals 6,066 square feet. The branch features two points of ingress/egress to a 41-space parking lot with four drive-thrus. The branch is positioned at the intersection of 2nd and Allen Streets. The site is positioned within a pedestrian-friendly residential neighborhood that is a short walk from several retail establishments.

15 Racine, WI 53405



Price	\$1,527,000
Building Size	2,809 SF
Cap Rate	4.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property is located at the hard corner of Orchard Street and Durand Avenue within Racine's primary retail corridor. The property consists of three drive-thrus and parking for 20 cars. The building is passed by over 21,000 cars per day. Elmwood Plaza Shopping Center, located across the street, hosts a weekly farmer's market that brings additional foot traffic to the area. The property is located at the hard corner of Orchard Street and Durand Avenue within Racine's primary retail corridor. The property consists of three drive-thrus and parking for 20 cars. The building is passed by over 21,000 cars per day. Elmwood Plaza Shopping Center, located across the street, hosts a weekly farmer's market that brings additional foot traffic to the area.

16 Milwaukee, WI 53204



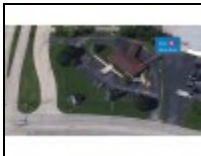
Price	\$2,145,000
Building Size	6,250 SF
Cap Rate	5.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The branch is afforded excellent visibility and accessibility due to its location at the hard corner of West National Avenue and South 4th Street. The site is further improved by its proximity to Interstate 94, a major regional thoroughfare. The building totals 6,250 square feet with one drive-thru and parking for 24 vehicles. The property is located in the historic Walker' s Point neighborhood. Originally a fur trading post, Walker' s Point one of three settlements that merged to create the City of Milwaukee is a residential and industrial neighborhood that is home to many bars and restaurants.

17 Green Bay, WI 54303



Price	\$2,357,000
Building Size	4,335 SF
Cap Rate	4.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property is located at the bustling intersection of Mason Street and Packerland Drive, and is passed by approximately 22,000 cars daily. U.S. Highway 41, one of Green Bay's major arterial roadways, is also less than one mile from the property. The building's parking lot can accommodate 36 cars and has five drive-thru lanes for customer convenience. The local market is supported by numerous businesses, retail destinations, and dining establishments and is also home to national retailers The Home Depot, Sam's Club, and Walmart in addition to a Festival Foods grocery store. Northeast Wisconsin Technical College is also adjacent to the property.

18 Sussex, WI 53089



Price	\$1,079,454
Building Size	2,044 SF
Cap Rate	4.40%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single Tenant Net Ground Lease, Taco Bell 20 Year Corporate Guarantee.

19 West Bend, WI 53095



Price	\$2,585,000
Building Size	4,414 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The BMO branch is located along Main Street in a dense infill location with approximately 22,000 cars passing daily. The branch features four drive-thrus and has 25 parking spaces. The branch is situated on Main Street in the midst of an abundance of national retailers and residential communities. Quaint downtown West Bend is located a short distance north of the property and the retail corridor is directly to the south. In addition to the grocery-anchored (Shopko) Paradise Mall Shopping Center, nearby major retailers include Walmart, The Home Depot, Kohl's, and Menards.

20 New Lisbon, WI 53950



Price	\$3,750,000
Gross Leasable Area	11,378 SF
Cap Rate	6.15%
Property Sub-type	Strip Center
Status	Active

Property Notes

Property Description

McDonald's Strip Center in New Lisbon, Wisconsin.

21 Manitowoc, WI 54220



Price	\$1,250,800
Building Size	3,200 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Hardee's located in Manitowoc, WI. The property is an Absolute NNN lease with 8 Years Remaining. There are (2) Five Year options to renew with increases. The lease guarantor is Northland Restaurant Group based in Wisconsin and operates over 70 Hardee's stores.

22 Racine, WI 53402



Price	\$1,246,960
Building Size	2,276 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single tenant, net leased Taco Bell located in Racine, Wisconsin. This is a rare land offering with existing income that carries the property, while a redevelopment plan is established for the underutilized portion of the land. Note: On the 1.61 acres of land for redevelopment, there are two existing buildings generating income, 2 Sheets Pub & Grill and a former restaurant with leased warehouse space. This is a very strong location in the original urban corridor of Racine along Douglas Avenue and South Street (Route 32) that sees 13,000 VPD. There is a population of 115,360 within 5 miles of this site. The Taco Bell lease runs through October 31, 2024 and contains four (4), five (5) year options and there are short term lease commitments on the two buildings on the redevelopment land.

23 New Richmond, WI 54017



Price	\$4,068,750
Building Size	17,500 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is an excellent opportunity to purchase an investment property for \$4,068,750 at 6.00% cap rate with a 10 year, 3 month lease. This lease includes two 5-year options with 10% rent increases. Goodwill Industries operates 37 stores throughout Minnesota and Wisconsin and is a subsidiary of Goodwill Industries International, which operates 3,000 stores in 16 countries.

24 Green Bay, WI 54311



Price	\$1,736,000
Building Size	4,803 SF
Cap Rate	5.95%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Conveniently located within one-half mile from Interstate 43, the subject site features parking for 35 cars and three drive-thru lanes. The 4,803 square foot building has excellent visibility and accessibility with two points of ingress/egress. The surrounding community consists of a combination of commercial and residential uses. The property benefits from being an outparcel to a large shopping center anchored by a Target and Copps grocery store. The residential neighborhoods surrounding the property contribute to the branch's 100% market share within the immediate area and reinforce the long-term success of this location.

25 Grand Chute, WI 54913



Price	\$4,090,000
Building Size	23,000 SF
Cap Rate	6.75%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

La-Z-Boy Incorporated. The property is part of the Fox River Mall retail hub in Grand Chute (Appleton), Wisconsin. The Fox River Mall is the major shopping destination for central and northeastern Wisconsin residents, drawing 16 million annual shoppers from all portions of the state, as well as the upper peninsula of Michigan. The entire trade area encompasses over 538,000 people with 36,854 people within 3 miles of the site.

26 De Pere, WI 54115



Price	\$7,500,000
Building Size	16,360 SF
Cap Rate	5%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

- New construction Walgreens located in the famous historic district of De Pere- Architecture was specifically designed and approved to fit into the historic district look and feel- Built with an existing drive thru.

27 Delavan, WI 53115



Price	\$3,092,000
Building Size	5,008 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

5,008-squarefoot freestanding corporate Panera Bread restaurant situated on 1.395 acres in Delavan, Wisconsin. Part of the Milwaukee MSA (Population: 1.57 million), Delavan is one of the preeminent centers for manufacturing and tourism in Walworth County. Built in 2004 and remodeled in 2012, Panera has ±10.75 years remaining on its net lease and recently agreed to an early 6.75-year lease extension demonstrating their continued commitment to the site. The property features excellent frontage and visibility on East Geneva Street (Traffic Count: 16,200 VPD) just east of Interstate 43 (Traffic Count: 21,700 VPD) which connects the city to Milwaukee. Panera also benefits from its position as an outparcel to the ±500,000 square foot Delavan Crossings Shopping Center anchored by Walmart Supercenter, Kohl's, and Lowe's Home Improvement. Other occupiers within the center include: PetSmart, Staples, Maurice's, MC Sports, Aldi, Radio Shack, Mattress Firm, Starbucks, Papa Murphy's, Culver's, Subway, Verizon, Chili's, U.S Cellular, and GameStop among many others.

28 Marinette, WI 54143



Price	\$2,600,000
Building Size	23,500 SF
Cap Rate	6.78%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple Goodwill net leased investment located in Marinette, Wisconsin. The property is a 23,500 square foot 1 story building sitting on a 2.26 acre parcel. Conveniently located just off Highway 41, on Marinette's main retail corridor. The real estate is adjacent to the Pine Tree Mall and a Wal-Mart Supercenter. Nearby retailers include: Shopko, J.C. Penny's, Menards, Dunham's, McDonald's, Burger King, and Applebee's to name a few. The property benefits from three points of ingress and egress, freeway signage and a large parking field that has 118 parking stalls. Located just 52 miles from Green Bay and 51 minutes from famous Lambeau Field, home of the Green Bay Packers.

29



Price	
Building Size	
Cap Rate	
Property Sub-type	
Status	

Property Notes

30 Hudson, WI 54016



Price	\$1,320,000
Building Size	2,200 SF
Cap Rate	6.15%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

KFC located in Hudson, WI. This Kentucky Fried Chicken is a 2,200 square foot freestanding building on an approximately 0.36 acre parcel. This investment is a 15 year absolute triple net lease with an experienced multi-unit, multi-state operator, and 8% rental increases every five years and four five-year options to renew beyond the primary lease term. The subject property will undergo an extensive \$150,000 - \$250,000 interior/exterior remodel within the next 18 months. The new KFC Franchise Agreement will run co-terminus with the Lease Agreement once the remodel is complete.

31 New Berlin, WI 53151



Price	\$3,080,000
Building Size	4,335 SF
Cap Rate	4.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject Panera Bread is a freestanding building, which is part of a brand new, three-unit, Prospect Creek Shopping Center Condominium in New Berlin, Wisconsin. Panera Bread located at the hard corner with visibility and access from South Moorland Road and West Beloit Road. The property consists of brand-new construction containing roughly 4,335 square feet of building space and is situated on approximately 2.81 acres of land. The property will be fully equipped with the upgraded Panera 2.0 infrastructure and will operate on the new platform when the program is rolled out at this location.

32 Luxemburg, WI 54217



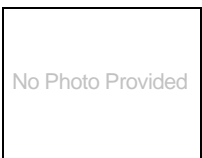
Price	\$1,375,908
Building Size	8,320 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar located at 151 W Center Drive in Luxemburg, WI. The property consists of 8,320 square feet of building space and sits on 1.00 acres of land. This Family Dollar is currently being constructed built-to-suit and will be completed in November of 2015. The property is subject to a new 15-Year Triple Net (NNN) lease. The base rent is \$89,434 with ten percent rental increases every five years starting year eleven. The increases will continue through the six, five-year tenant renewal options. The lease has a full corporate Family Dollar Store, Inc. guarantee.

33 Madison, WI 53704



Price	\$7,935,310
Building Size	7,500 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 4502 East Towne Boulevard in Madison, Wisconsin. The property is roughly 7,500 square feet and is situated on approximately 1.80 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$416,604. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

34 Superior, WI 54880

Price	\$2,370,000
Building Size	3,290 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Arby's signed on for an initial lease of 20 years. There are currently over 10 years remaining. The lease is absolute net, requiring no landlord responsibilities, and has scheduled rental increases of 10 percent every five years.

35 Milwaukee, WI 53212

Price	\$6,290,598
Building Size	15,341 SF
Cap Rate	5.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

100% fee-simple interest in the Walgreens property located in Milwaukee, Wisconsin (the Property). The Property is offered with an in-place loan that needs to be assumed by buyer at closing (please contact agent for details). The Property is located in dense, urban infill Milwaukee, 2.5 miles north of city center and less than one-half mile from ramps to and from Interstate 43 (North-South Freeway). The immediate area has seen substantial investment in recent years, highlighted by King Drive Commons, a \$25.3 million community project that brought 24 apartments, 87 homes and 14,000 SF of retail space to the market over the last 10 years. Further, the Property benefits from being the only pharmacy within the area confined by Interstate 43, Wisconsin Highway 57/190 and the Milwaukee River, major boundaries in this section of the Milwaukee market. The location serves a large population base of over 208,000 within 3 miles.

36 Pepin, WI 54759

Price	\$1,231,040
Building Size	8,359 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar located at 1343 3rd Street in Pepin, Wisconsin. The property consists of 8,359 square feet of building space and sits on 1.96 acres of land. This Family Dollar is currently being constructed built-to-suit and will be completed in 2015. The property is subject to a new 10-Year Double Net (NN) lease. The base rent is \$76,940 with ten percent rental increases every five years starting year eleven. The increases will continue through the six, five-year tenant renewal options. The tenant is Family Dollar Stores of Ohio, Incorporated and the lease has a Family Dollar Corporate guarantee.

37 Park Falls, WI 54552



Price	\$1,417,778
Building Size	8,320 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar located at 861 4th Avenue South in Park Falls, Wisconsin. The property consists of 8,320 square feet of building space and sits on 1.04 acres of land. This Family Dollar is currently being constructed built-to-suit and will be completed in Summer 2015. The property is subject to a new 15-Year Triple Net (NNN) lease. The base rent is \$95,700 with ten percent rental increases every five years starting year eleven. The increases will continue through the six, five-year tenant renewal options. The tenant is Family Dollar Stores of Wisconsin, Incorporated and the lease has a Family Dollar Corporate guarantee.

38 Florence, WI 54121



Price	\$1,233,185
Building Size	8,400 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar located in Florence, Wisconsin. The property consists of 8,400 square feet of building space and sits on 1.09 acres of land. This Family Dollar is currently being constructed built-to-suit and will be completed in Summer 2015. The property is subject to a new 15-Year Triple Net (NNN) lease. The base rent is \$83,240 with ten percent rental increases every five years starting year eleven. The increases will continue through the six, five-year tenant renewal options. The tenant is Family Dollar Stores of Ohio, Incorporated and the lease has a Family Dollar Corporate guarantee.

39 West Milwaukee, WI 53214



Price	\$1,195,000
Building Size	3,000 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

8.5 years remaining on first option period. Zero Landlord obligation. Tenant with over 70 units.

40 New Richmond, WI 54017



Price	\$1,104,000
Building Size	8,000 SF
Cap Rate	6.88%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Opened Oct. 2013 - Outparcel to 24 hr Walmart Supercenter - 10 yr primary term with rent bumps in primary & option periods - Fortune 500 Company. Strong store sales at this location. High growth area, new planned 4 lane bridge connecting Minneapolis/St. Paul. This new Dollar Tree store is part of the retail trade area of New Richmond just off Highway 65. A 24-hour Walmart Supercenter anchors for Maurices and Dollar Tree. The City of New Richmond, known as "The City Beautiful", is located in St. Croix County, Wisconsin, approximately 40 miles east of the St. Paul/Minneapolis Metro Area. The current population of New Richmond is 8,533. Main Street is the window of the community. It provides an excellent setting for financial and professional services, shops and specialty stores. A growing Business and Technical Park has several highly technical businesses. New Richmond is a small town with big-city services.

41 Wausau, WI 54403



Price	\$1,640,000
Building Size	2,800 SF
Cap Rate	6.70%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Burger King- freestanding with drive thru that carries a long term Triple Net Lease. Twenty (20) year lease with Approximately 12 years remaining. Rent Increases 7.5% every 5 years Franchisee: Cave Enterprises - has approx 80 locations Including the 40 Locations In Wisconsin It acquired from Heartland last year. Cave Enterprises is an experienced operator with 80 based in the Midwest Current NOI is \$109,650 Next increase in 24 Months Brings CAP Rate to 7.2% return All cash.

42 Delafield, WI 53018



Price	\$3,305,548
Building Size	8,194 SF
Cap Rate	6.40%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

The IRS allows oil and gas business to be depreciated over 15 years. This alone is a major difference versus other NNN. The property has over 17 years left on the first term (expires on 04/30/2034). The lease has 4 five year renewal options. The tenant has 36 stores as of this date and they are adding more. The company is run by experienced management from this industry. The property has 1.5% annual rental increases. This is a true triple net (tenant pays for everything except for the mortgage you may, or may not, put on the property). Tenant has insurance for environmental spills. The property has a lube facility, car wash and detailing facility (all run by the same franchisee)

43 Madison, WI 53719



Price	\$4,990,000
Building Size	26,998 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

26,988 square foot PetSmart. It is a single tenant Absolute Net Leased investment prop-erty located in Madison, Wisconsin at the corner of Mineral Point Road and South Junction Road. PetSmart recently exercised a ten (10) year option period including an increase. The lease also supports an additional three (3), 5-year option periods with attractive rent escalations providing the investor with cash flow appreciation. The lease is corporately guaranteed by PetSmart which currently operates more than 1,300 stores across the nation. There is currently twelve-plus years remaining on the lease.

44 Deforest, WI 53532



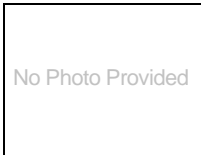
Price	\$25,500,000
Building Size	90,778 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Gander Mountain headquartered in St. Paul, Minnesota is a retail network of stores focused on outdoor sporting goods with a variety of outdoor activities, such as hunting, camping, and fishing. In addition to outdoor equipment and related accessories, the stores also sell apparel and footwear. Founded in 1960 as an outdoor catalog operation, Gander Mountain was formerly traded on NASDAQ, but went private in early 2010.

45 Columbus, WI 53925



Price	\$3,990,000
Building Size	14,820 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Just outside Madison Wisconsin. 75 year lease with first option to terminate in 16 years.

46 Racine, WI 53406



Price	\$3,200,000
Building Size	2,798 SF
Cap Rate	6.85%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Wendy's located at 4910 Washington, in Racine WI. The 25 Year absolute net lease commenced in July 2013 and expires in June 2038, illustrating the tenant's long term commitment to the site they have operated at since 1983. The Absolute Net nature of the lease requires zero landlord responsibility. There are increases in the four 5 year option periods.

47 Eau Claire, WI 54701



Price	\$3,949,487
Building Size	6,604 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 1019 West Clairemont Avenue in Eau Claire, Wisconsin. The property is 6,604 square feet and is situated on approximately 0.28 acres of land. This Red Lobster is subject to a 20-year triple-net (NNN) lease, with roughly 18.5 years remaining on the lease. Current annual rent is \$217,222. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand (average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest casual dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.

48 New Berlin, WI 53151



Price	\$3,150,000
Building Size	4,335 SF
Cap Rate	4.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

As of September 30, 2014, there are 1,845 bakery-cafes in 45 states and in Ontario Canada operating under the Panera Bread®, Saint Louis Bread Company® and Paradise Bakery and Café® names. Their bakery-cafes are principally located in suburban, strip mall and regional mall locations. Panera features high quality, reasonably priced food in a warm, inviting, and comfortable environment. With their identity rooted in handcrafted, fresh-baked, artisan bread, Panera is committed to providing great tasting, quality food that people can trust.

49 West Milwaukee, WI 53214



Price	\$1,195,000
Building Size	3,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

8.5 years remaining on first option period. Zero Landlord obligations. Tenant with over 70 units.

50 Racine, WI 53406



Price	\$3,244,000
Building Size	2,798 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

NNN fee simple Wendy's offering located in Racine, Wisconsin. This Wendy's is a 2,798-square foot freestanding building, which sits on a 0.92 acre parcel. This location performs at levels unmatched in the fast food industry. The property is currently owned and operated by the second largest Wendy's franchisee in the system.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.