CHILI'S

Absolute NNN Ground Lease | Brinker Restaurant Corporation | Crossroads Commons Retail Corridor

MID-AMERICA®
Real Estate-Wisconsin, LLC

165 Crossroads Drive
Plover, Wisconsin 54467

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Points of Contact:

DAN ROSENFELD
Principal | Investment Sales
414.390.1402
drosenfeld@midamericagrp.com

PRIMARY CONTACT:
TANNER ROSEN
Broker | Investment Sales
262.226.9865
trosen@midamericagrp.com

CONDITIONS OF OFFERING

OFFERING MEMORANDUM AND LEGAL LIABILITY

The Offering Memorandum ("The Memorandum") is intended solely for the limited use of the Potential Purchaser in considering whether to pursue negotiations to acquire Chili's in Plover, Wisconsin ("The Property"). The Memorandum, prepared by Mid-America Real Estate – Wisconsin LLC (hereinafter collectively referred to as "BROKER"), contains information pertaining to the operation of The Property and does not purport to be all inclusive or to contain all the information, which The Potential Purchaser may desire. The Memorandum is being delivered with the understanding that The Potential Purchaser will conduct its own analysis and investigation of The Property, independently and without reliance upon BROKER, The Owner or The Memorandum and based on such documents, information and other matters as The Potential Purchaser, in its sole discretion, deems appropriate in evaluating a purchase of The Property. In furnishing The Memorandum, BROKER and/or The Owner reserve(s) the right to request the return of The Memorandum (including all copies or partial copies), or any other information provided, at any time. Neither The Owner nor BROKER or any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of The Memorandum or any oral or written communication transmitted from BROKER and/or The Owner to The Potential Purchaser and no legal liability is assumed or to be implied with respect thereto. By accepting The Memorandum, The Potential Purchaser agrees that The Memorandum's contents and any other information pertaining to The Property and provided to The Potential Purchaser are confidential and proprietary; that The Memorandum and the information contained therein or provided is the property of The Owner and/or BROKER; that it will hold and treat The Memorandum and information provided in the strictest of confidence; that it will not, directly or indirectly, disclose or permit anyone else to disclose The Memorandum's contents without prior written authorization; and, that it will not use or permit to be used The Memorandum or The Memorandum's contents in any fashion or manner detrimental to the interest of The Owner or BROKER or in violation of the obligation to maintain such information and The Memorandum in strict confidence. However, The Potential Purchaser may disclose such confidential information to its employees, auditors, financial advisors, directors and/or counsel to whom it is reasonably necessary for purposes of evaluating The Property provided all reasonable precautions are taken to safeguard the information and parties are informed of the need to maintain the information as confidential. The Potential Purchaser agrees that photocopying or other duplication of information provided by The Owner and/or BROKER is strictly prohibited. The Owner expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest in The Property and to commence, participate in, or terminate discussions with any party at any time with or without notice. The Potential Purchaser acknowledges that The Owner has no obligation to discuss or agree to the sale of The Property. Notwithstanding that The Potential Purchaser and The Owner may reach one or more oral understandings or agreements on one or more issues that are being discussed, neither party shall be bound by any oral agreement of any kind and no rights, claims, obligations or liabilities of any kind, either express or implied, shall arise or exist in favor of or be binding upon either party except to the extent expressly set forth in a written agreement signed by both parties. The Memorandum shall not be deemed a representation of the state of affairs of The Property nor constitute an indication that there has been no change in the business or affairs of The Property since the date of its preparation. The Potential Purchaser agrees not to contact the tenants, leasing brokers or property management staff of The Property in connection with its review of The Property without prior written approval of The Owner. Any and all questions related to The Memorandum or The Property must be directed to BROKER. In the event The Potential Purchaser decides not to pursue the acquisition of The Property, The Potential Purchaser agrees to return The Memorandum to the appropriate representative of BROKER.

REPRESENTATION

The Potential Purchaser understands and agrees that BROKER is not representing The Potential Purchaser in this Proposed Sale. BROKER is only representing The Owner in this Proposed Sale.

AMERICANS WITH DISABILITIES ACT

The United States Congress has enacted the Americans with Disabilities Act. Among other things, this act is intended to make business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. State and local laws also may mandate changes. Neither The Owner nor BROKER is qualified to advise The Potential Purchaser as to what, if any, changes may be required now, or in the future. The Potential Purchaser should consult the attorneys and qualified design professionals of its choice for information regarding these matters. Neither The Owner nor BROKER can determine which attorneys or design professionals have the appropriate expertise in this area.

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. Due to prior or current uses of The Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Neither The Owner nor BROKER has expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of The Potential Purchaser to retain qualified experts to detect and correct such matters.

REMEDIES

If there is a breach or threatened breach of any provision of these Conditions of Offering, The Seller and/ or BROKER shall be entitled to seek redress by court proceedings in the form of an injunction restraining The Potential Purchaser without the necessity of showing any actual damages or that monetary damages would not afford an adequate remedy and/or a decree for specific performance without any bond or other security being required. Nothing herein shall be construed as prohibiting The Seller and/or BROKER from pursuing any other remedies at law or in equity, which it may have. If The Seller and/or BROKER is involved in a court proceeding to enforce the covenants contained in these Conditions of Offering and The Seller and/or BROKER prevails in such litigation, The Potential Purchaser shall be liable for the payment of The Seller and/or BROKER's reasonable attorneys' fees, court costs and ancillary expenses together with such other and further relief as available under any applicable statute.

INVESTMENT HIGHLIGHTS

Mid-America Real Estate – Wisconsin, LLC has been retained on behalf of ownership to exclusively market for sale a freestanding Chili's ground lease located in Plover, Wisconsin.

The property is located at 165 Crossroads Drive within Crossroads Commons, the dominant regional retail destination serving the greater Plover and Stevens Point trade area. The site benefits from excellent visibility, strong regional access, and immediate proximity to Interstate 39, one of central Wisconsin's primary transportation corridors.

The property is leased to Brinker Restaurant Corporation and operates as a Chili's Grill & Bar. The lease is structured as a ground lease with the tenant responsible for real estate taxes, insurance, utilities, maintenance, repairs, and property-level expenses, providing investors with a highly passive ownership structure.

The tenant has exercised its next renewal option, extending the firm lease term through June 30, 2032. The exercised renewal demonstrates continued commitment to the location and provides investors with near-term income security supported by a national restaurant brand and an established operating history within the Plover market.

TENANT:	Chili's Grill & Bar
LEASE ENTITY:	Brinker Restaurant Corporation
YEAR BUILT:	2007
GLA:	6,258 SF
LAND AREA:	1.58 Acres
TERM:	7/1/2007 – 6/30/2032; with three (3) remaining 5-year renewal options.
ESCALATIONS:	10% rental increases in each remaining 5-year renewal option.
LEASE TYPE:	Absolute NNN Ground Lease
LOCATION:	165 Crossroads Drive, Plover, WI 54467
TRAFFIC COUNTS:	Interstate 39 (25,200 VPD), Highway HH (17,100 VPD)
ROFO:	Tenant has a Right of First Offer.
ROFR:	Contact Broker

NOI: $109,610 | CAP RATE: 5.50%

ASKING PRICE: $1,993,000

KEY FEATURES

ABSOLUTE NNN GROUND LEASE STRUCTURE

The property is secured by a ground lease structure with the tenant responsible for taxes, utilities, insurance, maintenance, repairs, and property-level expenses. Investors benefit from a passive ownership profile with limited landlord responsibility and durable income backed by an established national restaurant operator.

BRINKER RESTAURANT CORPORATION TENANCY

The lease has been assigned to Brinker Restaurant Corporation, the parent company of Chili's Grill & Bar. Brinker provides investors with institutional-quality restaurant tenancy and direct exposure to one of the most recognizable casual dining brands in the country.

DOMINANT CROSSROADS COMMONS POSITIONING

The property is located within Crossroads Commons, the dominant retail destination serving Plover, Stevens Point, and the broader central Wisconsin trade area. The center includes a dense lineup of national retailers and restaurants, creating consistent consumer traffic and strong cross-shopping patterns.

IMMEDIATE INTERSTATE 39 ACCESS

The property benefits from immediate proximity to Interstate 39, a major north-south transportation corridor serving central Wisconsin. This access supports regional consumer draw, commuter traffic, and long-term convenience-oriented demand.

ADJACENT NATIONAL RETAIL AND RESTAURANT TENANCY

The surrounding retail corridor includes Walmart Supercenter, Lowe's, Kohl's, Best Buy, TJ Maxx, Staples, McDonald's, and other national tenants. This concentration of retailers reinforces Crossroads Commons as the primary shopping and dining node in the Plover and Stevens Point market.

NEARLY 20-YEAR OPERATING HISTORY AT THE LOCATION

Chili's has successfully operated at this location since 2007, demonstrating long-term site viability and continued tenant commitment. The recent exercise of the renewal option further reinforces the strategic importance of this location within the Crossroads Commons trade area.

5-MILE DEMOS:

46,820
2025 Population

53,884
2025 Daytime Population

$93,467
2025 Average Household Income

LOCATION AND MARKET

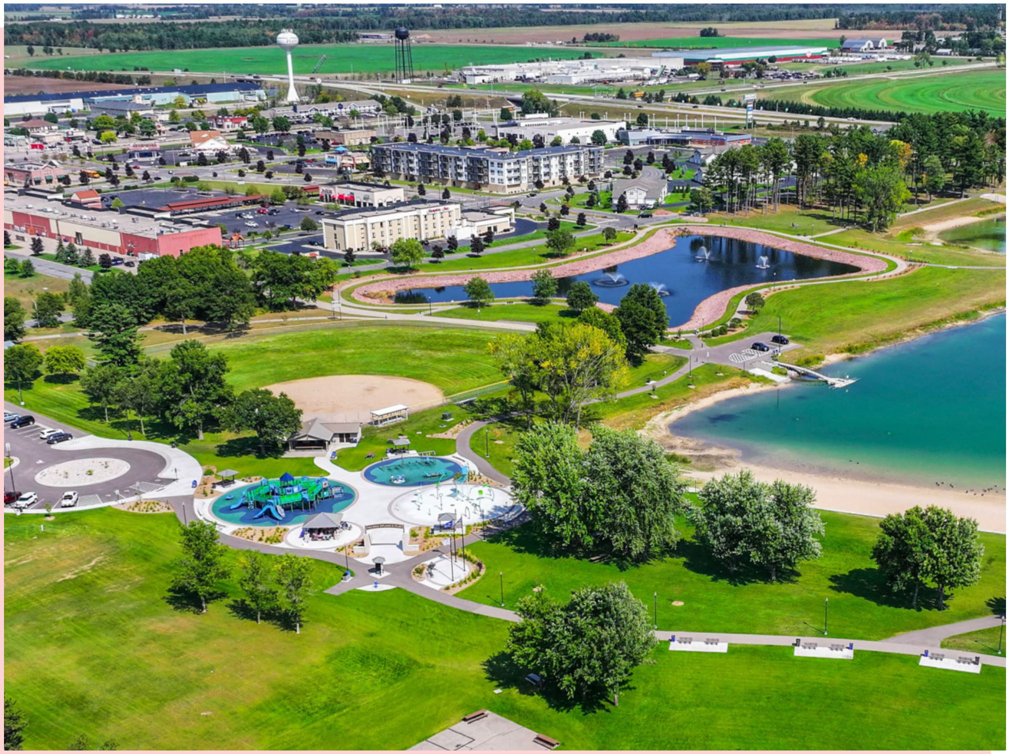
The subject property is located at 165 Crossroads Drive in Plover, Wisconsin, within an established commercial area serving local residents, nearby employees, and the broader Central Wisconsin trade area. Plover benefits from its strategic position within the Stevens Point–Plover market, drawing consistent consumer traffic from surrounding communities while offering convenient access to major transportation routes, employment centers, and residential neighborhoods throughout the region.

The property benefits from its proximity to nearby industrial and employment drivers, which provide an important built-in daytime population base. The surrounding employment activity generates steady weekday traffic from employees, vendors, service providers, and commuters, supporting consistent demand throughout the workday in addition to evening and weekend activity from the surrounding residential population.

The surrounding retail environment is supported by a mix of national retailers, restaurants, service-oriented businesses, and daily-needs uses that reinforce long-term tenant performance and durable consumer demand. This concentration of complementary uses helps drive repeat visitation and strengthens the property's position within the trade area.

Plover continues to serve as one of Central Wisconsin's key commercial markets, supported by a diversified economic base that includes manufacturing, logistics, healthcare, education, retail, and professional services. The area's stable employment base, residential growth, and continued commercial activity provide a solid foundation for long-term retail performance.

Excellent visibility, convenient access, proximity to nearby employment drivers, and the property's positioning within an established commercial area further enhance accessibility for both commuter and destination-oriented traffic. These attributes combine to create a highly attractive retail location with consistent daytime demand, strong regional relevance, and enduring real estate fundamentals.



DEMOGRAPHIC PROFILE

Distance from Subject:	*1 Mile*	*3 Miles*	*5 Miles*
2025 Total Population	2,518	22,325	46,820
Forecasted 2030 Population	2,489	22,378	47,004
2024-2029 Growth Rate	-0.2%	0.1%	0.1%
2025 Households	1,192	10,016	20,267
Forecasted 2030 Households	1,201	10,194	20,707
2024-2029 Growth Rate	0.1%	0.3%	0.4%
2025 Daytime Population	5,552	28,305	53,884
2025 Average Household Income	$102,942	$109,300	$93,467
2025 Median Household Income	$76,434	$78,958	$68,980
2025 Per Capita Income	$48,351	$49,071	$40,716

- Absolute NNN Ground Lease.
- 6 Years of Remaining Lease Term.
- 10% Rental Increases in each option.

TENANT: Chili's Grill & Bar
LEASE ENTITY: Brinker Restaurant Corporation
PARENT COMPANY: Brinker International, Inc.
TICKER: NYSE: EAT
CREDIT RATING: Moody's/S&P: Ba2, BB+

CHILI'S PROFILE:

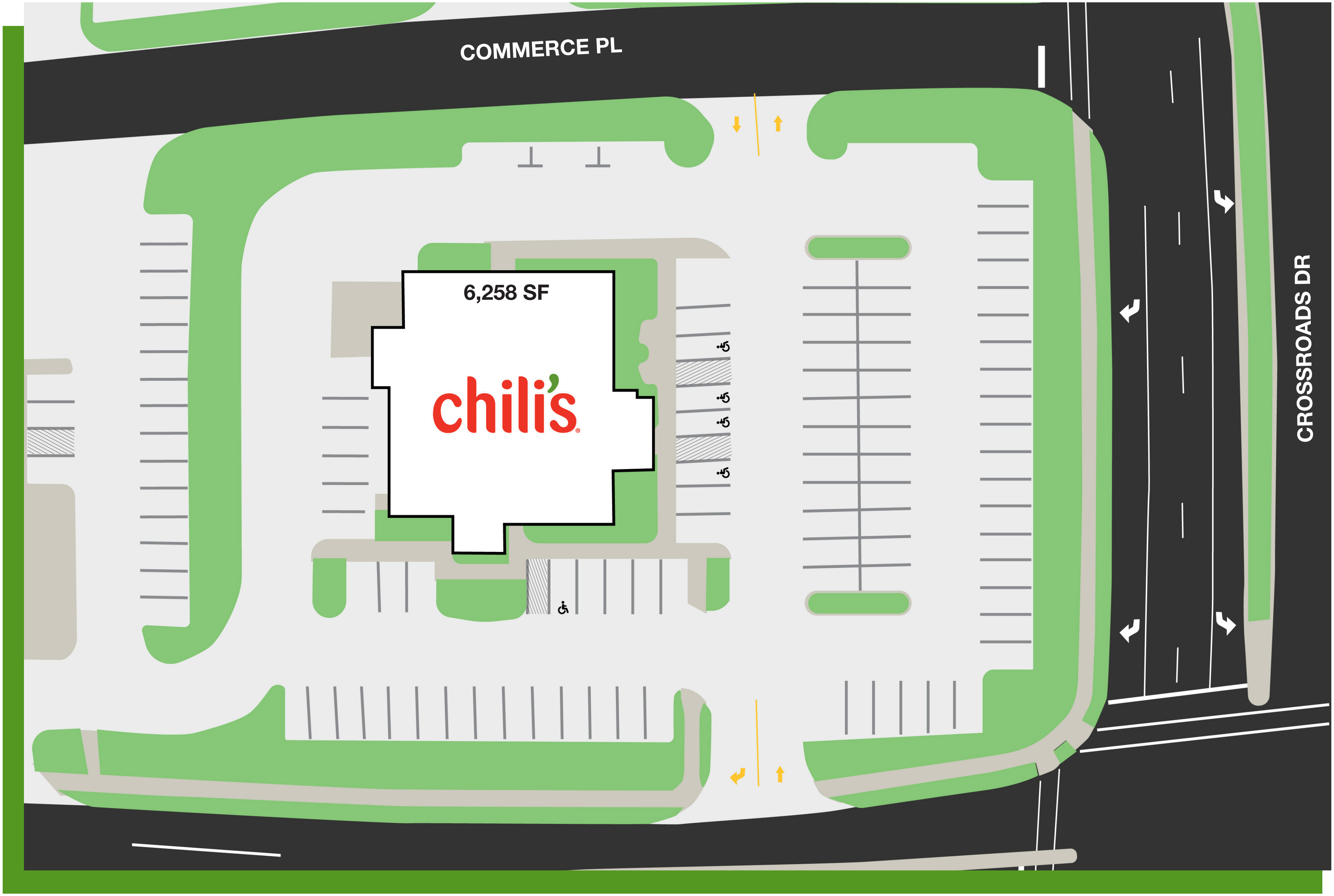
Chili's Grill & Bar is one of the most recognizable casual dining restaurant brands in the United States. Founded in Dallas, Texas, Chili's is known for its broad menu of burgers, ribs, fajitas, chicken, salads, appetizers, margaritas, and value-oriented casual dining offerings.

The brand is owned by Brinker International, Inc., a publicly traded restaurant company and one of the leading casual dining platforms in the world. Brinker owns, operates, or franchises Chili's Grill & Bar and Maggiano's Little Italy restaurants across a broad domestic and international footprint.

Chili's has experienced a meaningful resurgence in recent years, supported by menu innovation, value-focused marketing, operational improvements, and traffic growth. The brand's recent performance has strengthened investor confidence in Chili's leased real estate and expanded demand for well-located net lease assets backed by the concept.

Revenue (2025):	$5.38 Billion
U.S. Stores:	1,162
U.S. HQ:	Coppell, Texas

SITE PLAN



LABELED AERIAL

FINANCIALS

ASKING PRICE:	**$1,993,000**
CAP RATE:	**5.50%**
NOI:	**$109,610**

Tenant	Square Footage	Pro Rata Share	Lease Start	Lease Expiration	Rent PSF	Annual Base Rent	Lease Type	Options
Chili's	6,258	100.00%	7/1/2007	6/30/2032	$14.48	$90,586	Ground	3x5
			7/1/2027	6/30/2032	$17.52	$109,610		Renewal option has been exercised.
			7/1/2032	6/30/2037	$19.27	$120,571		3rd Option
			7/1/2037	6/30/2042	$21.19	$132,628		4th Option
			7/1/2042	6/30/2047	$23.31	$145,890		5th Option
Total		**100.00%**						

LEASE ABSTRACT

TENANT:	Brinker Restaurant Corporation (Chili's Grill & Bar)
SQUARE FEET:	6,258 SF
LAND AREA:	1.58 Acres
PRO RATA SHARE:	100%
TERM:	July 1, 2007 – June 30, 2032, with three (3) remaining 5-year renewal options.
RENT:	see table below
USE:	Chili's Grill & Bar restaurant, including patio dining, bar service, carry-out, catering, and the sale of branded merchandise, subject to the Lease.
EXCLUSIVE USE:	Landlord shall not lease or sell property within the Shopping Center to certain competing casual dining restaurant concepts, including Applebee's, Bennigan's, Cheddar's, Houlihan's, Logan's Roadhouse, O'Charley's, Red Robin, Ruby Tuesday's, Texas Roadhouse, T.G.I. Friday's, Tony Roma's, and other named competitors, provided the Premises is open and operating as a Chili's restaurant. Existing restaurants and properties previously sold or leased prior to the Lease are excluded from this restriction.
CAM:	Tenant pays all expenses and charges pertaining to the Property.
REAL ESTATE TAXES:	Tenant pays all real estate taxes, assessments, governmental charges, and other taxes relating to the Premises.
TENANT RESPONSIBILITIES:	Tenant is responsible for all maintenance, repairs, replacements, insurance, utilities, parking lot, landscaping, sidewalks, building, and all other property-level obligations.
LANDLORD RESPONSIBILITIES:	N/A
UTILITIES:	Tenant pays all utilities directly.
ESTOPPEL:	Either party shall provide an estoppel certificate within ten (10) business days after written request.
RIGHT OF FIRST OFFER:	Tenant has a Right Of First Offer
RIGHT OF FIRST REFUSAL:	*Contact Broker

RENT:

ANNUAL	PSF	LEASE PERIOD
$90,586	$14.48	Through 6/30/2027
$109,610	$17.52	7/1/2027 - 6/30/2032
$120,571	$19.27	Third Renewal Option
$132,628	$21.19	Fourth Renewal Option
$145,890	$23.31	Fifth Renewal Option

For further information, contact owner's exclusive representatives.

MID-AMERICA®
Real Estate-Wisconsin, LLC

600 N Plankinton Ave Suite, 301
Milwaukee, WI 53203
MidAmericaGrp.com

EXCLUSIVELY LISTED BY:

PRIMARY CONTACT:
TANNER ROSEN
Broker | Investment Sales
262.226.9865
trosen@midamericagrp.com

DAN ROSENFELD
Principal | Investment Sales
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