



OFFERING MEMORANDUM

McDonald's | Union Grove, WI



Established Long-Term Tenant Since 2013 | Corporate Guarantee

TRANSACTION SUMMARY



Purchase Price
\$1,200,000



Cap Rate
4.25%



Annual Rent
\$51,198

Lease Details

Tenant:	McDonalds
Guarantor:	McDonalds USA LLC
Lease Commencement:	1/3/2013
Lease Expiration:	1/2/2033
Initial Lease Term:	20 yrs
Remaining Lease Term:	7+ yrs
Lease Type:	Ground Lease
Rent Increases:	7.5% every five years
Options to Renew:	8, 5-year options

Property Specifications

Address:	835 15th Avenue Union Grove, WI
Building Size:	3,500 SF
Land Size:	0.98 Acres
Year Built/Renovated:	2013



INVESTMENT GRADE GUARANTEE: Ground lease guaranteed by McDonald's USA, LLC (S&P: BBB+), providing secure, passive income with zero landlord responsibilities.



LONG-TERM STABILITY: Over 7 years remaining on the primary lease term with eight (5-year) renewal options, offering long-term income durability.



BELOW-MARKET RENT STRUCTURE: Favorable rent levels support continued tenant profitability and long-term operational success.

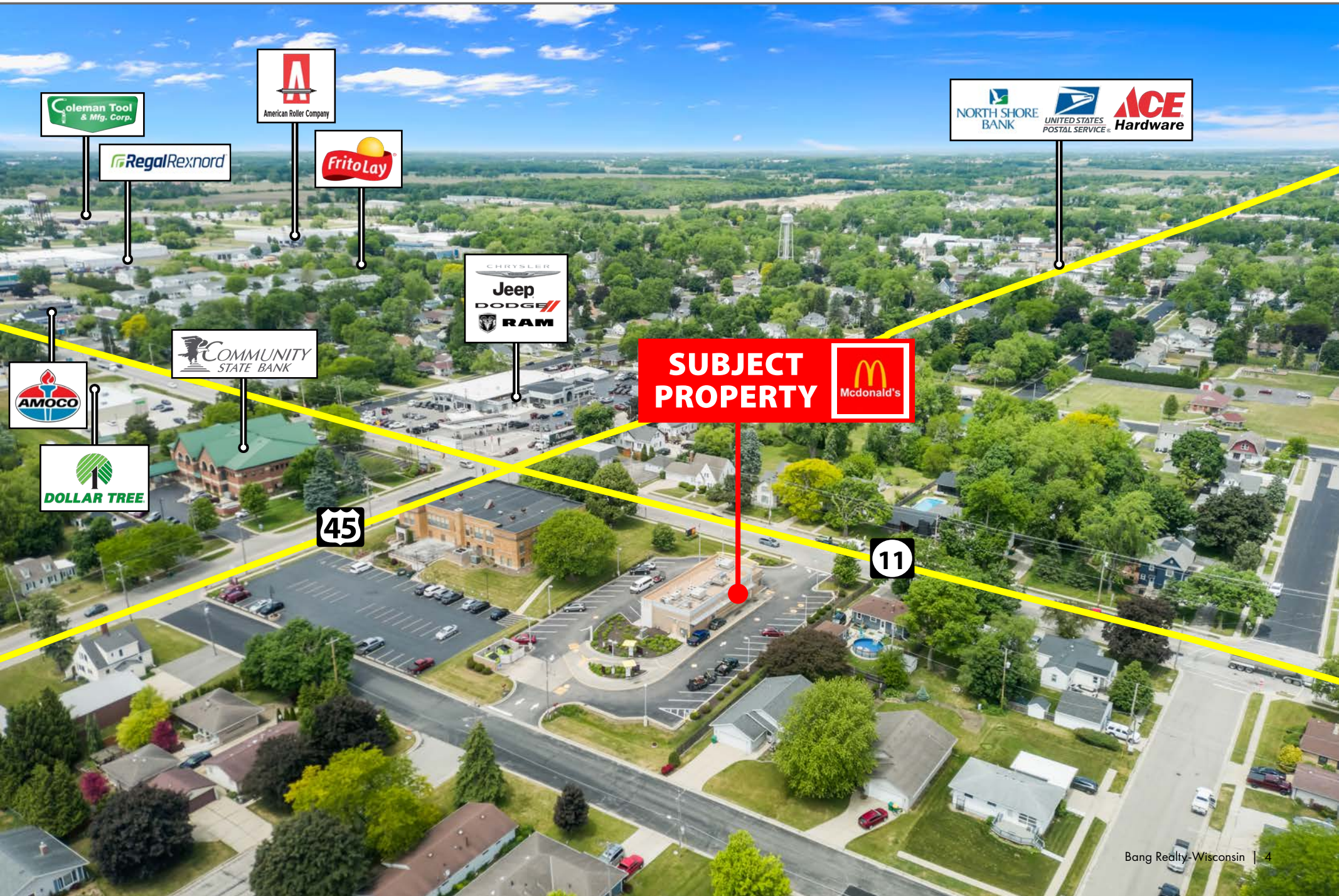


LIMITED COMPETITION: Subject property benefits from being the only fast-food restaurant serving the Union Grove

AREA MAP



AERIAL IMAGE



**SUBJECT
PROPERTY**



AERIAL IMAGE



 **UNION GROVE
ELEMENTARY SCHOOL**
868 STUDENTS

 bp

**SUBJECT
PROPERTY** 

11

BUILDING PHOTOS



BUILDING PHOTOS



REGIONAL MAP

3-MILE RADIUS DEMOGRAPHICS

5,857

Area Population

2,036

Total Households

\$101,231

Average Household Income

5-MILE RADIUS DEMOGRAPHICS

12,925

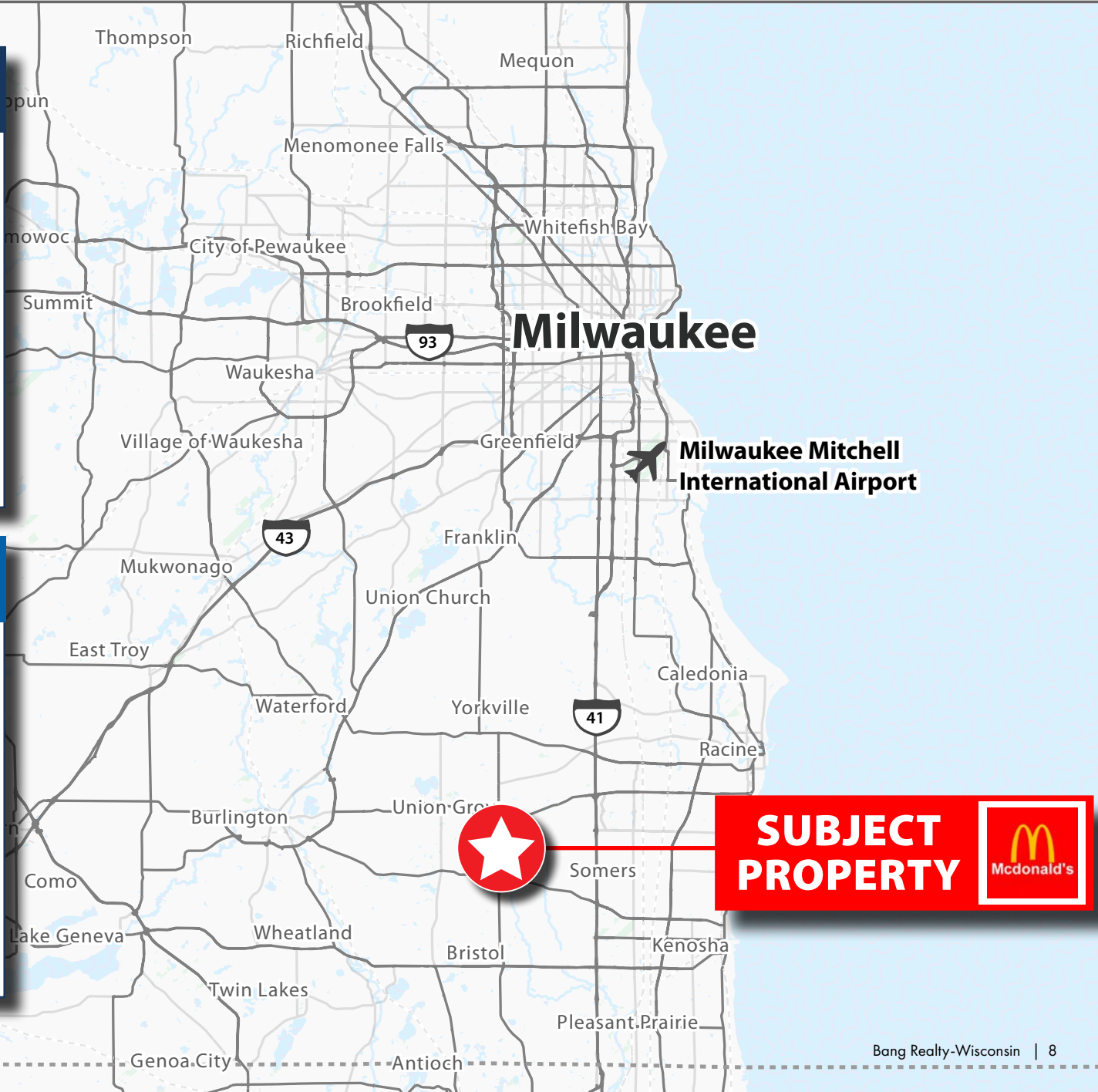
Area Population

4,771

Total Households

\$108,902

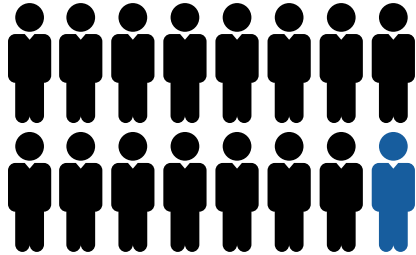
Average Household Income



SUBJECT PROPERTY



MARKET SNAPSHOT



Milwaukee is a city in the U.S. state of Wisconsin on Lake Michigan's western shore.

The current southeastern Wisconsin area population is nearly 2 Million people with a 5% annual growth.

Welcoming nearly 22.5 million people each year, tourism supports over **43,000 full-time jobs** and brings nearly **\$6 billion** to the four-county area - up 15% year over year



The healthcare industry employs the largest number of people. Aurora Healthcare employs **25,900**, Ascension Wisconsin employs **15,500**, and Froedtert Health employs **10,900** people. The Milwaukee Regional Medical Center's Blood Research Institute is world-renowned & the Children's Hospital of Wisconsin is **rated #3 in the nation.**

Some of the world's most dynamic companies have evaluated Milwaukee's assets and found plenty of great reasons to make this their home. **Southeastern Wisconsin boasts a truly urbanized environment, accommodating 2 million residents and 1 million jobs, and is home to 18 Fortune 1000 Headquarters.**

Centrally located in the Great Lakes region, the Milwaukee region's robust infrastructure gives companies one-day access to many major markets throughout North America. 33% of the nation's population is within 500 miles of the Milwaukee region. The metro area boasts the second shortest average commute time among U.S. urban centers at 22 minutes.



The Milwaukee region has the advantage of international commercial air service from Milwaukee's Mitchell International Airport and Chicago's O'Hare International Airport. The primary airport serving the Milwaukee region is Mitchell International Airport, **Mitchell's 10 commercial airlines serve 7 million passengers a year, offering nonstop service to 40+ destinations coast-to-coast, with 200 international destinations.**



Wisconsin values education, and nowhere is this clearer than in its system of colleges and universities. **More than 78,000 students are enrolled each year in the more than two dozen public and private four-year schools serving the region.** University of Wisconsin–Milwaukee and Marquette University — account for more than half of the college students enrolled in the five-county Milwaukee area totalling 45,300 students.





McDonald's Corporation is an American fast food company, founded in 1940 as a restaurant operated by Richard and Maurice McDonald, in San Bernardino, California, United States. McDonald's USA, LLC, serves a variety of menu options made with quality ingredients to more than **70 million customers per day globally**. Approximately 93% Of McDonald's restaurants worldwide are owned and operated by independent local business owners.

McDonald's continues to be recognized as a premier franchising company. **McDonald's remains one of the largest private employers, with around 1.7 million employees worldwide.**

Although McDonald's is known for its hamburgers, it also sells cheeseburgers, chicken products, French fries, breakfast items, soft drinks, milkshakes, wraps, and desserts. In response to changing consumer tastes and a negative backlash because of the unhealthiness of their food, the company has added salads, fish, smoothies, and fruit to its menu.



Exclusively Listed by

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