



REPRESENTATIVE PHOTO

The Kase Group

PERKINS | ABSOLUTE NNN LEASED OFFERING

100 N MILITARY AVE GREEN BAY, WI 54303

OFFERING MEMORANDUM Presented By:

KASE ABUSHARKH | FOUNDING PRINCIPAL

T: 925.348.1844 E: kase@thekasegroup.com BRE#01311211

JACOB ABUSHARKH | MANAGING PRINCIPAL

T: 415.269.2474 E: jacob@thekasegroup.com BRE#01385529

DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

TABLE OF CONTENTS



4	INVESTMENT OVERVIEW
5	FINANCIAL SUMMARY
6	LEASE ABSTRACT
7	TENANT OVERVIEW
8	DEMOGRAPHICS
9	LOCATION AERIAL
10	AREA OVERVIEW

INVESTMENT OVERVIEW

The subject offering is an absolute NNN leased Perkins in Green Bay, WI. There are 8 years remaining on the initial term. The lease calls for annual 2.75% rental increases during the initial term and at each of the two 10-year options to renew. The NNN lease calls for zero landlord obligations. TTM 2018 sales: \$1,748,400



INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

EASY ACCESS AND EXCELLENT VISIBILITY

LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE

TTM 2018 SALES: \$1,748,400

OFFERING SPECIFICATIONS

PRICE \$3,699,852

CAP RATE 6.75%

NET OPERATING INCOME \$249,740

SQUARE-FOOTAGE 5,934

LOT SIZE 1.29 AC

YEAR BUILT 1976

TTM SALES \$1,748,400

FINANCIAL SUMMARY

PERKINS | ABSOLUTE NNN LEASED OFFERING

100 N MILITARY AVE GREEN BAY, WI 54303

\$3,699,852

6.75% CAP

FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	PERKINS
SQUARE FOOTAGE	5,934
LEASE START	1/1/2010
LEASE ENDS	5/31/2027
ANNUAL RENT	\$249,740
OPTIONS	TWO, 10 YEAR
INCREASES	2.75% ANNUALLY

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$249,740	6.75%
2020	\$256,608	6.94%
2021	\$263,665	7.13%
2022	\$270,915	7.32%
2023	\$278,366	7.52%
2024	\$286,021	7.73%
2025	\$293,886	7.94%
2026	\$301,968	8.16%
2027	\$310,272	8.39%

TENANT OVERVIEW



PERKINS RESTAURANT AND BAKERY

Founded in 1958, Perkins operates 400 restaurants in 33 states and five Canadian provinces. The Perkins system includes 134 company-owned and operated restaurants and 266 franchised units. The Company also has a baked goods manufacturing division operating under the name Foxtail which manufactures pies, pancake mixes, cookie dough, and muffin batter for in-store bakeries and third-party customers. The combination of the Perkins Restaurant & Bakery chain with Marie Callender's occurred in 2006. Marie Callender's consists of 38 company and 30 franchised restaurants in 6 states; it is famous for its fresh-baked pies and has a national presence through supermarket frozen entrée lines offered by ConAgra. Private investment funds managed by Wayzata Investment Partners LLC are the majority owners of Perkins & Marie Callender's Holding LLC, the parent company of the Perkins & Marie Callender's group of companies.



PRIVATELY
HELD



400+
LOCATIONS



25,000 +
EMPLOYEES

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,505	65,289	131,700
TOTAL NUMBER OF HOUSEHOLDS	5,909	28,262	54,670
AVERAGE HOUSEHOLD INCOME	\$48,789	\$58,938	\$63,881
MEDIAM AGE	39.40	38.80	38.20



LOCATION AERIAL



AREA OVERVIEW

GREEN BAY, WISCONSIN

Green Bay is a city in and the county seat of Brown County in the U.S. state of Wisconsin, at the head of Green Bay, a sub-basin of Lake Michigan, at the mouth of the Fox River. It is 581 feet above sea level and 112 miles north of Milwaukee. The population was 104,057 at the 2010 census. Green Bay is the third-largest city in the state of Wisconsin, after Milwaukee and Madison, and the third-largest city on Lake Michigan's west shore, after Chicago and Milwaukee. Green Bay is home to the National Football League's Green Bay Packers.



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL POPULATION

12,505

65,289

131,700

TOTAL NUMBER HOUSEHOLDS

5,909

28,262

54,670

TOTAL NO. PERSONS PER HOUSEHOLD

2.00

2.30

2.40

AVERAGE HOUSE VALUE

\$138,174

\$139,544

\$148,178

AVERAGE HOUSEHOLD INCOME

\$48,789

\$58,938

\$63,881

MEDIAN AGE

39.40

38.80

38.20

WHITE

10,026

53,875

111,174

BLACK

687

2,922

5,498

AM. INDIAN & ALASKAN

653

3,616

6,288

ASIAN

709

2,703

5,028

HAWAIIAN & PACIFIC ISLAND

7

42

90

OTHER

423

2,131

3,622



GREEN BAY | WISCONSIN



The Kase Group

WWW.THEKASEGROUP.COM

OFFERING MEMORANDUM

PERKINS | ABSOLUTE NNN LEASED OFFERING

100 N MILITARY AVE GREEN BAY, WI 54303

KASE ABUSHARKH | FOUNDING PRINCIPAL

T: 925.348.1844 E: kase@thekasegroup.com BRE#01311211

JACOB ABUSHARKH | MANAGING PRINCIPAL

T: 415.269.2474 E: jacob@thekasegroup.com BRE#01385529