



GOODWILL DONATION EXPRESS

KAUKAUNA, WISCONSIN

OFFERING MEMORANDUM



2512 CROOKS AVENUE, KAUKAUNA, WI 84130

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THE INVESTMENT — 01

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THE ISAAC GROUP

GOODWILL DONATION EXPRESS | 2512 Crooks Ave, Kaukauna, WI 84130

OFFERING PRICE

\$400,000

CAP RATE

9.18%



OFFERING SUMMARY

2512 CROOKS AVE, KAUKAUNA, WI 84130

PRICING

Price	\$400,000
NOI	\$36,720
CAP Rate	9.18%
Price/SF	\$196

PROPERTY DESCRIPTION

Building Size:	2,040 SF
Lot Size:	0.52 AC
Type of Ownership:	Fee Simple
Year Built:	1995

LEASE SUMMARY

Lease Type	NN
Roof & Structure	Landlord
Lease Guarantor	Corporate
Original Lease Term	9 Years
Lease Commencement Date	12/31/2012
Lease Expiration Date	01/31/2021
Remaining Lease Term	2.25 Years
Increases	No
Options	No

ANNUALIZED OPERATING

TERM	ANNUAL RENT	MONTHLY RENT	RENT/ SF
Current - 01/31/2021	\$36,720	\$3,060	\$18.00



INVESTMENT HIGHLIGHTS



2,040 SF BUILDING WITH 3 BAYS

The building features 3 bays, allowing easy conversion to auto repair/service use. Goodwill has excellent visibility from its location at E Ann Street off of Crooks Avenue which sees 13,900 VPD. The property is also located near East College Avenue which sees 15,500 VPD.



HIGHLY DESIRABLE LOCATION

Part of the Appleton, WI MSA, Goodwill is located off of East College Avenue, the main thoroughfare through Appleton. The property is located 8.5 miles east of Appleton, the 6th largest city in Wisconsin. Additionally, the property is located only a few miles from Lake Winnebago, Wisconsin's largest lake.



PAD TO PIGGLY WIGGLY, NEXT TO WALGREENS

An outparcel to the Piggly Wiggly grocery store, the property is surrounded by various national and local retailers. Goodwill is located next to a Walgreens and a Papa Murphy's and near a Carstens Ace Hardware.



EXCELLENT REDEVELOPMENT POTENTIAL

The purchaser will have the opportunity to convert the property into a new use. The property has high potential to be converted into an automotive service center or oil change center and the below market rent provides upside to an investor.



TENANT OVERVIEW

GOODWILL

Founded in 1902 by Rev. Edgar J. Helms, Goodwill is a non profit organization that provides employment placement services and other community-based programs for people who have barriers preventing them from otherwise obtaining a job. Goodwill operates in 8 countries with 163 local Goodwills in the US and Canada. Goodwill's network of 162 independent, local Goodwills in the United States and Canada offers customized training and services for individuals who want to find a job, pursue a credential or degree, and strengthen their finances.





THE PROPERTY — 02

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Green Bay
(23 Miles)
←



Quinney
Elementary School

Crooks Ave

E College Ave

Walgreens



SUBWAY

Appleton
(7.5 Miles)
↓



THE MARKET — 03

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LOCATION OVERVIEW

Kaukauna, Wisconsin

Kaukauna, Wisconsin is located just 8.5 miles east of Appleton, Wisconsin, the 6th largest city in Wisconsin. One of the oldest communities in Wisconsin, Kaukauna was originally inhabited by the Winnebago Indians. The first white explorer in Kaukauna was Jean Nicolet who brought along trappers, hunters, missionaries, and merchants to the new territory. In 1790, Dominique Ducharme was the first permanent white settler in Kaukauna. At the time, 1,500 Menomoni and Chipewa Indians lived in the village and traded with Ducharme. Today, Kaukauna has 15,858 people and offers close proximity to the Fox River.



DEMOGRAPHICS

Within the next five years, the population for our selected geographic area is intended to grow by 4.3% in population. With a more diverse and skilled laborforce continuing to grow, this can add to gains in higher paying employment sectors such as manufacturing, agriculture, transportation, education, and health industries.

METRO HIGHLIGHTS



MORE AFFORDABLE COST OF LIVING

The median home price falls well below that of Milwaukee and Madison, though roughly 33 percent of housing units are renter occupied.



UNIVERSITY OF WISCONSIN SYSTEM

Wisconsin's statewide public university system has campuses in Green Bay, Oshkosh, Fond du Lac and Fox Valley.



GREEN BAY PACKERS

The Green Bay Packers have been playing in their original city longer than any other NFL team and have a significant regional economic impact.

DEMOGRAPHICS

Kaukauna, WI

POPULATION	1-MILE	3-MILES	5-MILES
2022 Projection			
Total Population	7,301	39,857	69,150
2017 Estimate			
Total Population	6,666	37,003	63,622
2010 Census			
Total Population	6,543	35,629	60,770
2000 Census			
Total Population	5,718	29,836	51,472
Current Daytime Population			
2017 Estimate	6,769	30,836	57,266

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2022 Projection			
Total Households	2,930	15,611	26,718
2017 Estimate			
Total Households	2,632	14,362	24,451
Average (Mean) Household Size	2.48	2.56	2.58
2010 Census			
Total Households	2,576	13,808	23,314
2000 Census			
Total Households	2,045	10,925	18,896
Occupied Units			
2022 Projection	2,930	15,611	26,718
2017 Estimate	2,729	14,904	25,325

HOUSEHOLDS BY INCOME	1-MILE	3-MILES	5-MILES
2017 Estimate			
\$150,000 or More	5.17%	6.13%	6.51%
\$100,000 - \$149,000	15.36%	17.28%	18.48%
\$75,000 - \$99,999	17.94%	17.69%	17.99%
\$50,000 - \$74,999	23.70%	21.98%	20.85%
\$35,000 - \$49,999	12.86%	12.83%	13.18%
Under \$35,000	24.96%	24.11%	22.99%
Average Household Income	\$73,851	\$76,245	\$78,649
Median Household Income	\$63,539	\$65,112	\$67,002
Per Capita Income	\$29,327	\$29,663	\$30,288

HOUSEHOLD BY EXPENDITURE	1-MILE	3-MILES	5-MILES
Total Average Household Retail Expenditure	\$67,399	\$69,118	\$70,158
Consumer Expenditure Top 10 Categories			
Housing	\$17,379	\$17,772	\$18,018
Transportation	\$11,478	\$12,039	\$12,270
Shelter	\$10,036	\$10,252	\$10,403
Food	\$7,050	\$7,162	\$7,252
Personal Insurance and Pensions	\$6,450	\$6,799	\$6,988
Health Care	\$4,875	\$4,927	\$4,973
Utilities	\$3,648	\$3,747	\$3,792
Entertainment	\$2,787	\$2,872	\$2,921
Household Furnishings and Equipment	\$1,857	\$1,911	\$1,945
Apparel	\$1,696	\$1,722	\$1,768

POPULATION PROFILE	1-MILE	3-MILES	5-MILES
Population By Age			
2017 Estimate Total Population	6,666	37,003	63,622
Under 20	27.27%	27.69%	27.95%
20 to 34 Years	20.63%	19.07%	18.47%
35 to 39 Years	6.38%	6.98%	7.04%
40 to 49 Years	11.71%	13.16%	13.67%
50 to 64 Years	20.10%	19.95%	20.08%
Age 65+	13.92%	13.15%	12.78%
Median Age	36.55	37.27	37.52
Population 25+ by Education Level			
2017 Estimate Population Age 25+	4,450	24,701	42,329
Elementary (0-8)	1.67%	1.46%	1.39%
Some High School (9-11)	4.38%	4.36%	4.05%
High School Graduate (12)	37.70%	38.22%	35.99%
Some College (13-15)	19.91%	20.42%	19.90%
Associate Degree Only	11.49%	12.33%	12.28%
Bachelors Degree Only	16.43%	17.19%	19.08%
Graduate Degree	7.90%	5.63%	6.70%



THE OFFER — 04

Marcus & Millichap
THE ISAAC GROUP

SUMMARY OF TERMS

INTEREST OFFERED

Marcus & Millichap is marketing for sale to qualified investors an opportunity to acquire 100 percent fee simple Interest in the subject property. Seller shall assign to purchaser all leases encumbering the property at Closing.

OFFERING PROCESS

The property is being offered on an open bid basis. Prospective purchasers will be notified if a call for offers or best and final date is set; however, Seller intends to review offers as they are submitted and will respond promptly to all offers. Please contact the listing brokers to discuss submitting a Letter of Intent to purchase.

FINANCING

The property is being offered free and clear of any existing debt and prospective purchasers shall be afforded the opportunity to obtain a new financing for acquisition. Prospective purchasers are encouraged to submit proof of funds, expected loan terms, and a preliminary approval from lender with a Letter of Intent. Marcus & Millichap Capital Corporation has also sourced potential lenders for this acquisition and the listing brokers can provide terms upon request.

COOPERATIVE BROKERAGE COMMISSION

Marcus & Millichap is offering a cooperative brokerage commission equal to 50 percent of the gross commission by seller to brokers that represent purchasers that were not directly contacted by the listing brokers and that successfully close on the property at terms acceptable to seller.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting a Letter of Intent; however, all property tours must be arranged with the listing broker or landlord only. Under no circumstances should any prospective purchaser or related entity contact the tenant, on-site management, or employees. Recipients of this offering memorandum acknowledge that such contact may damage the tenant's operations which may impair the financial results. The landlord/seller reserves the right to seek legal redress for any damage that may occur from such interference with their relationship with tenant.

CONFIDENTIALITY & DISCLAIMER

NON-DISCLOSURE NOTICE

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.

NON-ENDORSEMENT NOTICE

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DO NOT CONTACT TENANT

All property showing are by appointment with the listing broker or landlord only. Under no circumstances, should any prospective purchaser or related entity contact the tenant or any of the employees at these stores. Recipients of this offering memorandum acknowledge that such contact may damage the tenant's operation which would impair the financial results. Landlord reserves the right to seek legal redress for any damage that may occur from such interference with landlord's relationship with tenant.

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.



Goodwill^{NCW}
Donation EXPRESS

OPEN
9 TO 7
EVERY DAY

GOODWILL

DONATION EXPRESS KAUKAUNA, WISCONSIN

Presented By

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