

# PANERA BREAD

4626 CALUMET AVENUE, MANITOWOC, WI



OFFERING MEMORANDUM





MANITOWOC  
COUNTY  
AIRPORT

LINCOLN  
PARK ZOO

DOWNTOWN  
MANITOWOC

MANITOWOC COUNTY  
EXPO CENTER  
& FAIRGROUNDS

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# Executive Summary

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$2,892,000</b>
Down Payment	100% \$2,892,000
Cap Rate	5.65%
Building SF	4,300 SF
Net Cash Flow	5.65% \$163,400
Year Built	2019
Land/Lot Size	1.38 Acres

## LEASE SUMMARY

Lease Type	Double-Net (NN) Lease*
Tenant	Panera, LLC
Lease Guarantor	Corporate
Roof & Structure	Landlord Responsible
Lease Commencement Date	January 2019
Lease Expiration Date	December 31, 2029
Lease Term Remaining	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	3, 5 Year Options

\* Transferable 20-Year Roof Warranty

## ANNUALIZED OPERATING DATA

<b>Lease Years</b>	<b>Annual Rent</b>	<b>Cap Rate</b>
Current - 12/31/2024	\$163,400	5.65%
1/1/2025 - 12/31/2029	\$179,740	6.22%
<b>Lease Years</b>	<b>Annual Rent</b>	<b>Cap Rate</b>
Option 1	\$197,714	6.84%
Option 2	\$217,494	7.52%
Option 3	\$239,233	8.27%

<b>Base Rent</b>	<b>\$163,400</b>
<b>Net Operating Income</b>	<b>\$163,400</b>
<b>Total Return</b>	<b>5.65% \$163,400</b>







Walmart  
Supercenter

OfficeMax

festival

goodwill

Wendy's

Perkins  
RESTAURANT & BAKERY

Applebee's  
GRILL + BAR

noodles  
WORLD KITCHEN  
EST. 1992  
COUSIN'S  
- SUBS -

PANDA EXPRESS  
CHINESE KITCHEN

Culver's  
RESTAURANT

Starbucks

Arby's

TACO BELL  
AW  
ALL AMERICAN FOOD  
AspenDental

ALDI

BUICK

JIMMY JOHN'S  
GameStop

BUFFALO WILD WINGS  
MATTRESS FIRM

LOWE'S  
KOHL'S  
TJ-maxx

7,100 CPD  
S RAPIDS RD

Panera  
BREAD

Holiday Inn

20,100 CPD  
CALUMET AVE

FUTURE DEVELOPMENT





kdc/one  
NORTHERN LABS

JAGEMANN  
STAMPING CO.

MANITOWOC COUNTY  
EXPO CENTER  
& FAIRGROUNDS

MENARDS®

KAYSUN  
INJECTION MOLDING & ENGINEERING SOLUTIONS

Parker

SUBWAY

21,000 CPD  
INTERSTATE 43

meijer  
COMING 2020

FUTURE DEVELOPMENT

Panera  
BREAD®

20,100 CPD  
CALUMET AVE

7,100 CPD  
S RAPIDS RD

H  
Holiday Inn

Qdoba  
MEXICAN GRILL  
menchie's  
frozen yogurt  
Batteries + Bulbs



# Property Description



## INVESTMENT HIGHLIGHTS

- » **New 10-Year Corporate Guaranteed Lease**
- » **Transferable 20-Year Roof Warranty**
- » 10% Rental Increases Every 5 Years
- » **Brand New 2019 Construction with a Drive-Thru**
- » 36,451 Residents in Growing Manitowoc Trade Area - Households Projected to Increase 7%+ in Immediate Area by 2023
- » **Signalized Hard Corner** Visible to 27,200+ Cars/Day at the Calumet Ave & S Rapids Road Intersection
- » Adjacent to a Brand New Meijer Grocery Store, Coming 2020
- » **Situated in Manitowoc's Primary Retail Corridor** - Lowe's, Kohl's, Walmart Supercenter, Festival Foods, Office Max, Aldi, and More
- » **Directly Off the Interstate 43, Major Connector Between Milwaukee and Green Bay**
- » Close Proximity to Milwaukee's Expo Center and Fairgrounds



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2023 Projection	1,450	23,194	36,790
2018 Estimate	1,402	23,125	36,451
Growth 2018 – 2023	3.45%	0.30%	0.93%

### Households

2023 Projection	662	9,789	15,727
2018 Estimate	618	9,639	15,398
Growth 2018 – 2023	7.09%	1.55%	2.14%

### Income

2018 Est. Average Household Income	\$58,393	\$59,153	\$63,542
2018 Est. Median Household Income	\$47,649	\$45,403	\$47,984
2018 Est. Per Capita Income	\$25,820	\$24,888	\$27,087









# Tenant Overview



**Sunset Hills, MO**

Headquarters

**JAB Holding Company**

Parent Company

**2,000+**

Locations

**[www.panerabread.com](http://www.panerabread.com)**

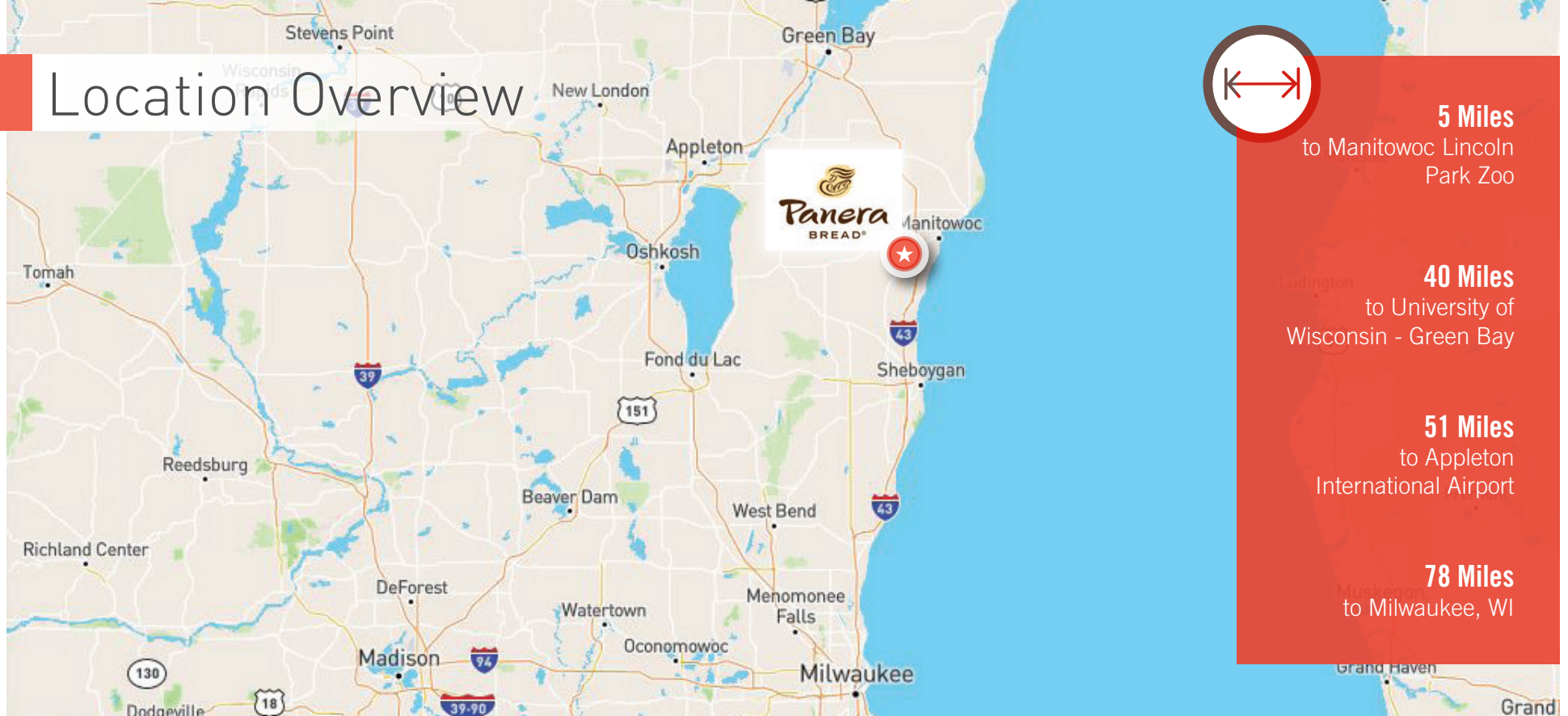
Website

Panera Bread Company is a national bakery-cafe concept with company-owned and franchise-operated bakery-cafe locations in 46 states, the District of Columbia, and Ontario, Canada. Its headquarters are in Sunset Hills, Missouri, a suburb of St. Louis. Thirty five years and several transformations later, Panera has grown into an enterprise with more than 2,000 bakery-cafes, 100,000 associates and annual system-wide sales of over \$5 billion. Panera offers a wide array of pastries and baked goods, such as croissants, bagels, cookies, scones, breads, muffins, and brownies, as well as a regular menu for dine-in or takeout.

On July 18, 2017, Panera was acquired by JAB Holding Company, ending its 26-year run as a public company on a very high note. JAB Holding Company is a privately held German conglomerate focused on long term investments in companies with premium brands, attractive growth and strong cash flow. Panera was the best-performing restaurant stock of the prior 20 years, delivering a total shareholding return up 86-fold from July 18, 1997 to July 18, 2017. Other brands in JAB Holding Company's portfolio include Peet's Coffee, Pret A Manger, Einstein Bros Bagels, Krispy Kreme, Insomnia Cookies, and more.



# Location Overview



The county seat of Wisconsin's Manitowoc County, Manitowoc is a thriving and prosperous community located on Lake Michigan at the mouth of the Manitowoc River. The city is known as Wisconsin's Maritime Capitol, as it is recognized worldwide as the manufacturer of spectacular yachts and is the sole Wisconsin port for the S.S. Badger, the only upscale passenger vessel still sailing on the Great Lakes.

Thirty miles of pristine coastline, thirteen beaches, and a seven-mile trail that parallels the lake connects the cities of Manitowoc and Two Rivers to create a coastal destination with a deep maritime history. Tourists flock to this region for the shops, restaurants, parks, and entertainment in Manitowoc's 8th Street Historic District. Residents and visitors alike enjoy exploring the Lincoln Park Zoo

and Big Red Barn Petting Zoo, weekly concerts at Washington Park, Thunder over the Lakeshore Airshow, Manitowoc County Fair, Sputnikfest, and more.

With its broad range of retail, manufacturing, wholesale, recreation, and dining businesses, Manitowoc and its surrounding areas enjoy a vibrant economy. More than 45,000 county residents are employed with area companies, keeping the unemployment numbers well below the national average. In addition, the Manitowoc County Expo boosts the economy with its numerous tourism events, trade shows, multifaceted groups, and the Manitowoc County Fair. The county recently invested \$1 million in new facilities at the Expo. The county also recently invested in the renovation at the University of Wisconsin - Manitowoc campus, a \$7 million project in education for the future children of the area.



## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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.

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This offering memorandum has been prepared to provide summary, unverified financial and physical 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, PCBs or asbestos, the compliance with local, 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 offering memorandum 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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