

Verizon Wireless | New Construction | Guaranty from Largest Franchisee

3565 Market Lane | Kenosha, WI

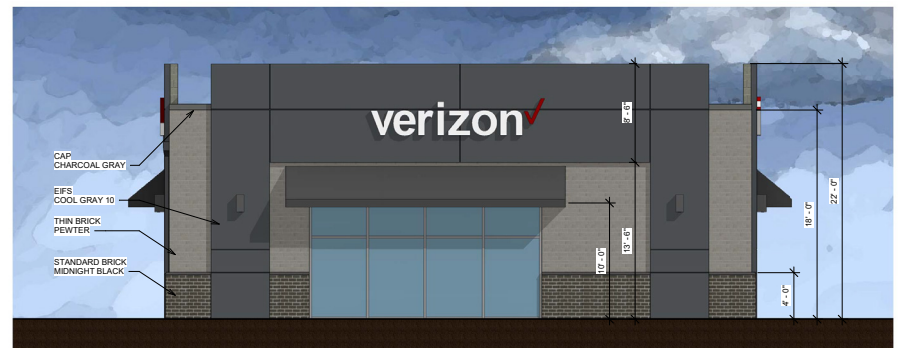
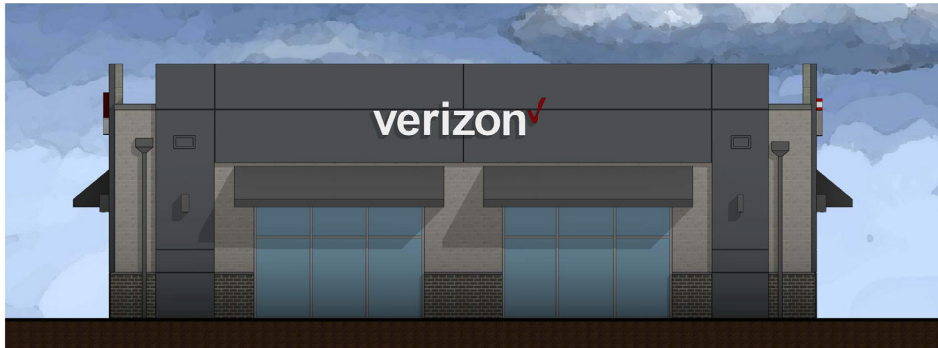
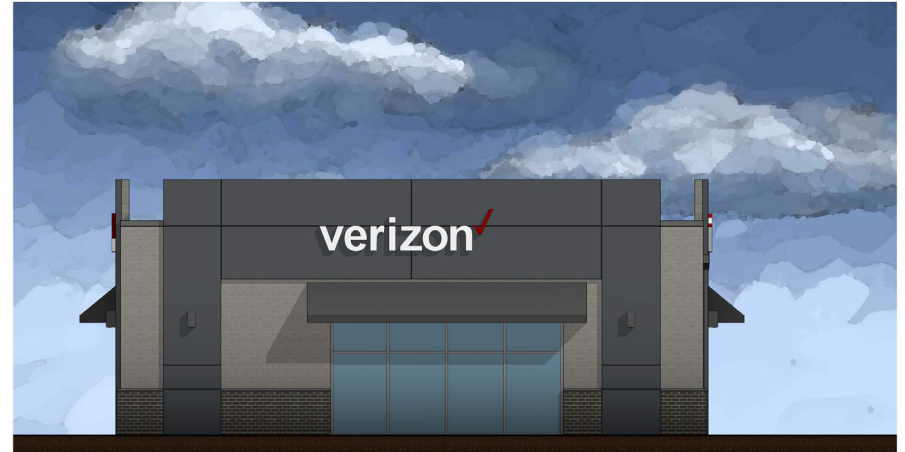




Table of Contents

FOR FURTHER INFORMATION

Joe Boyd

office 843.973.8283

mobile 843.906.7751

web joe@twinriverscap.com

125-G Wappoo Creek Drive
Charleston, SC 29412

phone (843) 722.9925

fax (843) 722.9947

web twinriverscap.com



3565 Market Lane
Kenosha, WI

Property Information.....	3
Locator Map	4,5
High Aerial.....	6
Mid Aerial	7
Site Aerial	8
Site Plan	9
Survey.....	10
Elevations.....	11
Tenant & Lease Information	12
Financials	13
Demographics & Economic Drivers	14
About Us.....	15



Property Information

Property and Location Highlights

- > 10 YEAR NN LEASE
- > 10% RENT BUMP IN YEAR 6
- > BRAND NEW HIGH-END CONSTRUCTION
- > TWO 5-YEAR OPTIONS INCREASING AT 10% EACH OPTION PERIOD
- > OUTPARCEL TO SUPER WALMART AND SAM'S CLUB
- > NO DIRECT COMPETITION
- > RECENTLY APPROVED ADDITIONAL MULTIFAMILY WITHIN THE SHOPPING CENTER
- > EXCELLENT VISIBILITY FROM HIGHLY TRAVELED MAJOR HIGHWAY
- > DIRECT ACCESS
- > GROWING AREA
- > NEW FOXCONN PLANT, LOCATED JUST NORTH OF KENOSHA, WILL BE ONE OF THE COUNTRY'S LARGEST MANUFACTURING COMPLEXES, INCLUDING 22 MILLION SF OF OFFICE SPACE AND BRINGING 13,000 JOBS TO THE AREA

> DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2018	4,514	61,794	118,936
Projected Population 2023	4,672	62,780	120,876
Average HHI	\$79,271	\$67,219	\$73,442



0.71
ACRES



30,800
VPD



3,000
SF

KENOSHA, WI

Kenosha is a city in and the county seat of Kenosha County, Wisconsin. Kenosha, which sits on the southwestern shore of Lake Michigan, is the fourth-largest city in Wisconsin and is ideally positioned on the Chicago-Milwaukee corridor. Snap-on Tools world headquarters and Jockey International corporate headquarters are in Kenosha. Amazon and Uline also have a large presence in Kenosha, both being major employers in the area.

Medical College of Wisconsin



3,000+

Students & Physicians



4th

Largest private medical
school in the nation



2.6M

Patient visits annually









High Aerial



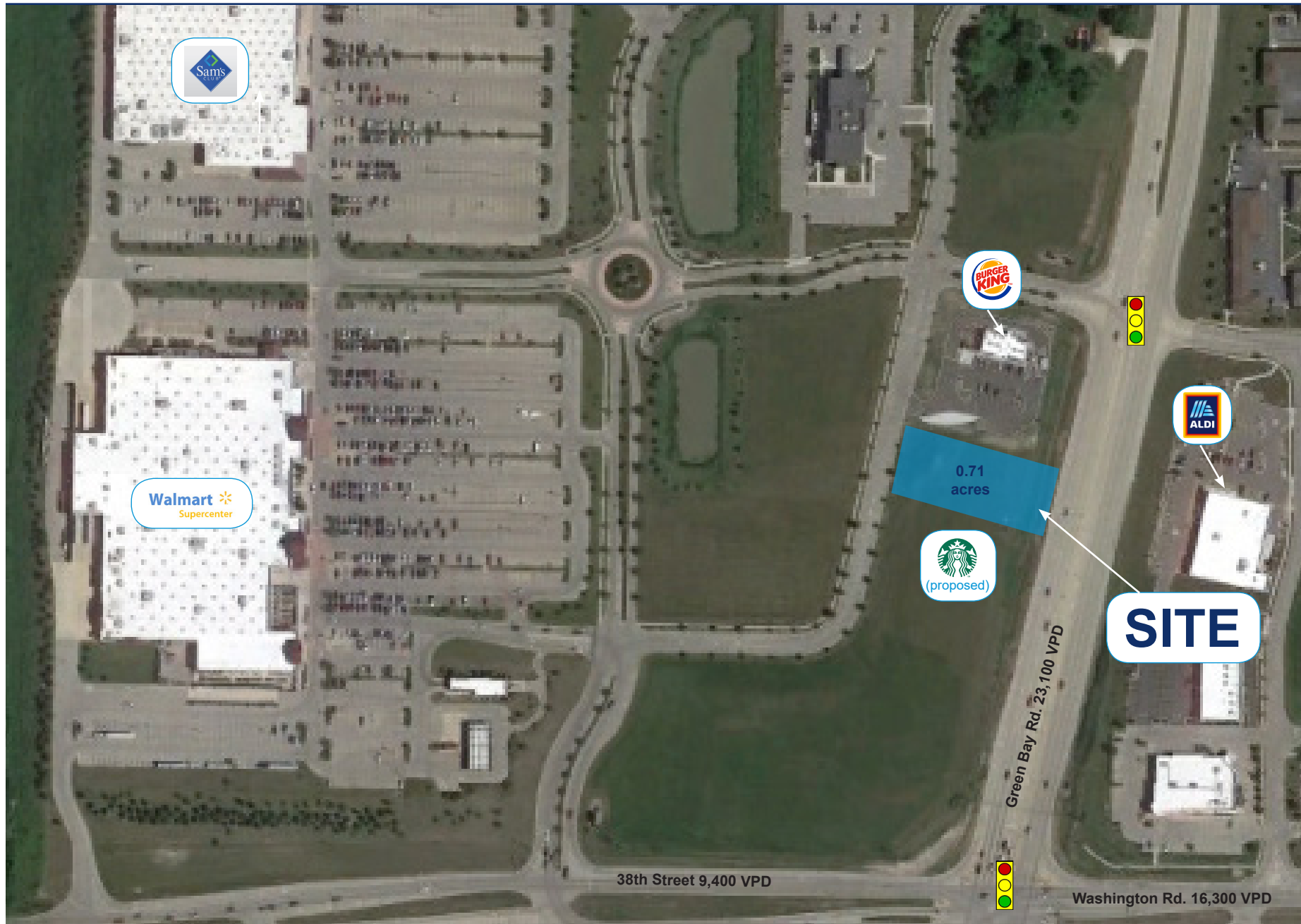


Mid Aerial



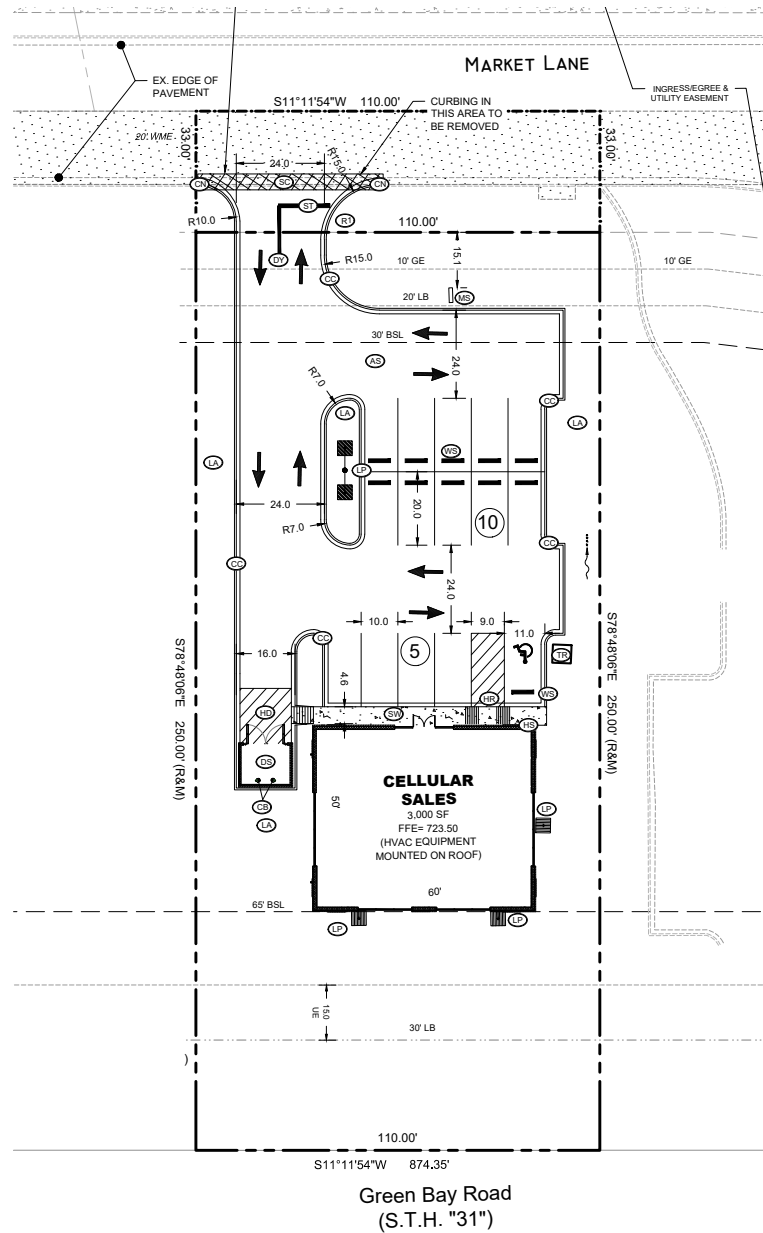


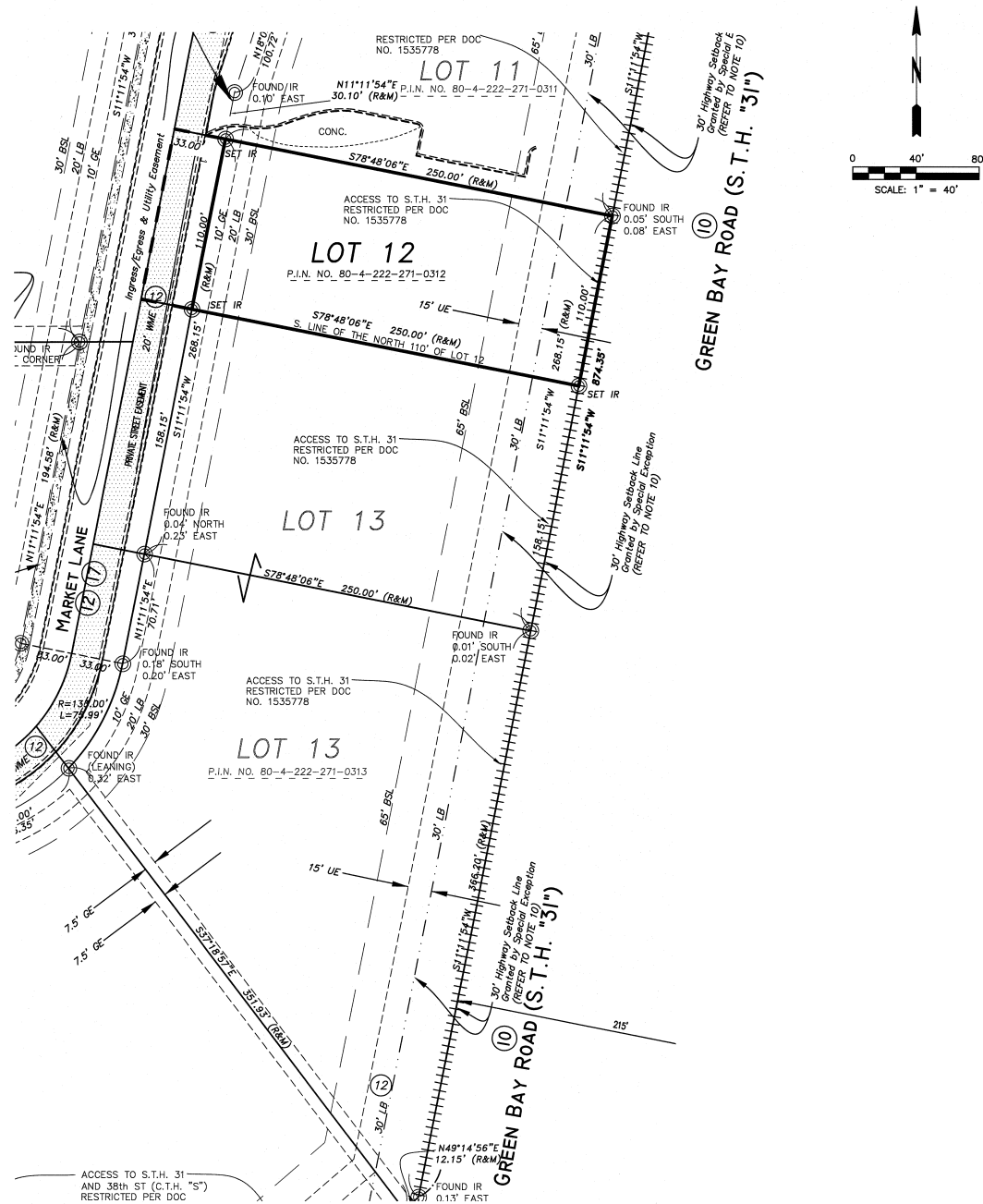
Site Aerial





Site Plan



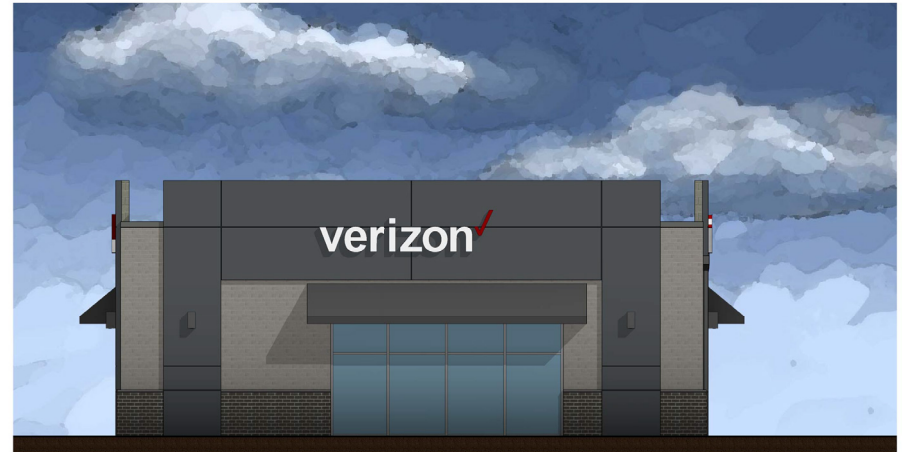




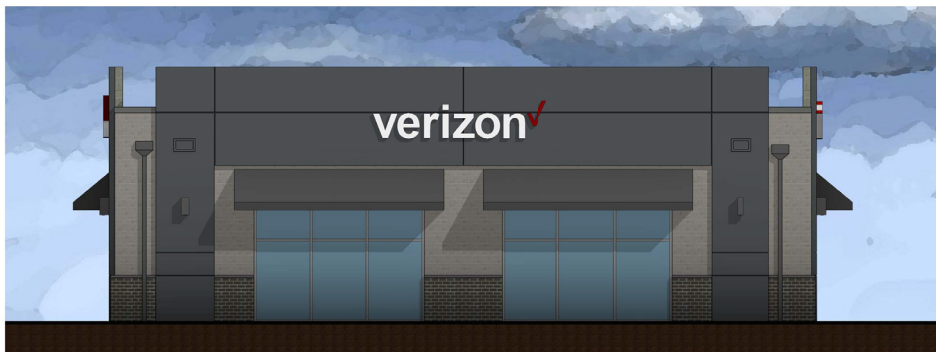
Elevation



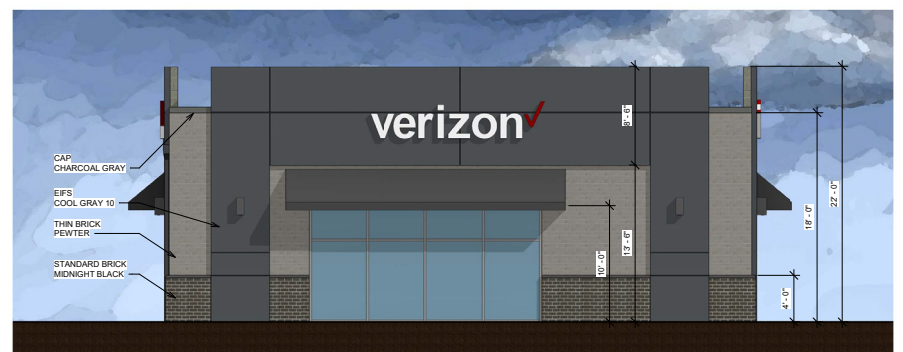
1 ENTRANCE AT PARKING LOT
A-2 SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION
A-2 SCALE: 3/16" = 1'-0"



3 VIEW FROM GREEN BAY ROAD
A-2 SCALE: 3/16" = 1'-0"



4 LEFT ELEVATION
A-2 SCALE: 3/16" = 1'-0"



Tenant & Lease Information

TENANT PROFILE

Verizon Wireless

Verizon Communications Inc., headquartered in New York, is a global leader in delivering broadband and other wireless and wireline communications services to mass market, business, government and wholesale customers. Verizon also provides converged communications, information and entertainment services over America's most advanced fiber-optic network, and delivers innovative, seamless business solutions to customers around the world.

The company has a retail customer base of 116.26 million subscribers. Verizon's average monthly churn rate is approximately 1.25 percent as of 2017. Verizon does not report average revenue per user (ARPU), choosing to focus instead on the metric of average revenue per account (ARPA), and in 2017 Verizon reported an average revenue per account of 135.99 U.S. dollars.

- > Annual Revenue (2017): \$126 billion
- > Dividends (paid in 2017): \$9.5 billion
- > Fortune Rank (as of 2017): 16
- > Number of Employees: 153,100 worldwide
- > NYSE: VZ

Tenant: Cellular Sales of Knoxville, Inc.

Cellular Sales of Knoxville, Inc. (CSOK) originally began in 1993 as an exclusive retailer for Verizon and has grown to be the largest Verizon Wireless Authorized Retailer in the United States. Cellular Sales operates more than 600 retail stores across the U.S. with annual revenue exceeding \$1 billion, 19 years of consecutive growth and listed as one of the fastest growing retailers by Inc. Magazine.

LEASE INFORMATION

- > 10 year lease
- > 10% rent bump in year 6
- > Two 5-year options increasing at 10% each option period
- > Landlord responsibilities = roof, structure, and major HVAC and parking lot repairs





Financials

Rent Roll

Tenant: Cellular Sales of Wisconsin, LLC
Guarantor: Cellular Sales of Knoxville, Inc.
NN Lease
3565 Market Lane, Kenosha, WI

Price Summary

Price \$2,237,500
Cap Rate 6.0% on first year
6.3% on initial term
NOI \$134,250

TENANT	BUILDING SQ FT	LEASE START/ EXPIRATION	RENT PER SQ FT	MONTHLY RENT	ANNUAL RENT	OPTIONS
Cellular Sales of Wisconsin, LLC	3,000 SF	Spring 2019 / 10 years after commencement date	Years 1-5 \$44.75 Years 6-10 \$49.23	Years 1-5 \$11,187.50 Years 6-10 \$12,306.25	Years 1-5 \$134,250 Years 6-10 \$147,675	Two 5-year options increasing at 10% each option period



Demographics & Economic Drivers

DEMOGRAPHICS

Kenosha County is one of the fastest growing areas in Wisconsin. Since 2000, Kenosha County's population has grown at a rate of 12.6%. Kenosha has a relatively young population with over 35% of the population between 25 and 49. High population growth rates for younger working age persons (ages 25 to 44) suggest new residents are attracted to an area, growing the workforce, engaging in the community, and launching new businesses.



99,634

POPULATION
CITY OF KENOSHA



\$26,428

PER CAPITA INCOME



37

MEDIAN AGE



\$51,640

MEDIAN HOUSEHOLD
INCOME

ECONOMIC DRIVERS

Manufacturing remains an important part of the Kenosha County economy, employing nearly 7,000 people. Output is a diverse mix of innovative products from companies such as Allied Plastics and Mikrotech. Other industries have become just as important to the area in recent decades including company headquarters and professional services, food processing, and distribution and logistics.

FOXCONN®

NEW FOXCONN CAMPUS SOON TO BE UNDER CONSTRUCTION
JUST OUTSIDE KENOSHA

Foxconn to Break Ground on \$10B Wisconsin Factory This Summer ([read article](#))

"Foxconn announced Monday that it will begin construction on the plant this year and expects to be operational in the fourth quarter of next." - [constructiondive.com](#) March 21, 2019

Foxconn to Break Ground on Advanced Manufacturing Campus Phase of Wisconn Valley Science & Technology Park ([read article](#))

"Our commitment from day one has been to establish a winning formula for Foxconn and for Wisconsin," said Dr. Louis Woo, Special Assistant to Foxconn Founder and CEO Terry Gou. "We continue to expand our presence around the state, create jobs, and deepen our partnerships while innovating and adapting to meet changing market needs. We're investing in Wisconsin because we know manufacturing here is going to drive even greater success and growth for Foxconn and for the community." - [winconsinvalleycenter.com](#)



22M

SF MANUFACTURING
COMPLEX



13,000

JOBS



1,000

ACRES



ADDITIONALLY, THE
FOLLOWING AREA
DEVELOPMENT HAS
BEEN ANNOUNCED
IN THE LAST 4 YEARS

\$1B

IN CAPITAL
INVESTMENT

9.5M

SF OF
DEVELOPMENT

8,000+

JOBS



About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values of nearly \$200 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

**Build to Suit • JV Programs • Preferred Developer for National Retailers
Brokerage • Fee Development Programs**

YOUR TWIN RIVERS CAPITAL CONTACT

Joe Boyd

Joe is responsible for all property and asset management and is also involved in property sales.

With over 25 years of experience in property management, Joe has served as Property Manager for numerous lifestyle centers and super-regional malls, including properties held by Madison Marquette Realty Services, CBL Properties and The Jacobs Group.

Joe received his Bachelor's Degree from Grove City College and his MBA from Indiana University of Pennsylvania. He received his CSM in 1995, his CMD in 1997 and his SC Realtor's License in 2008.



OFFICE 843.973.8283

MOBILE 843.906.7751

EMAIL joe@twinriverscap.com

WEB twinriverscap.com

Client Roster

**FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON**

**WALMART
DUNKIN DONUTS
DICK'S
AT&T**

**HOBBY LOBBY
STARBUCKS
DOLLAR TREE
EDWARD JONES**