



INVESTMENT OPPORTUNITY

O'REILLY AUTO PARTS (S&P: BBB+)

2017 BUILD TO SUIT
19 YEARS REMAINING

BLACK RIVER FALLS, WI



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Confidentiality Agreement & Disclosures

EXCLUSIVELY LISTED BY

RYAN BARR
Principal
760.448.2446
rbarr@lee-associates.com

RYAN BENNETT
Principal
760.448.2449
rbennett@lee-associates.com



BROKER OF RECORD:
Lee & Associates of Madison, LLC | WI Brokers Lic# 701361-91



Actual Property



-- OFFERING SUMMARY --

INVESTMENT HIGHLIGHTS	
Offering Price:	\$1,850,000
Net Operating Income:	\$104,427
Cap Rate:	5.65%
Price/SF:	\$256
Lease Type:	Double-Net (NN) (See Pg 7)

PROPERTY OVERVIEW	
Address:	320 E Main Street Black River Falls, WI 54615
Property Size:	7,725 Sq. Ft.
Land Size:	1.44 Acres
Ownership:	Fee Simple (Land, Building)
Year Built:	2017 (Build to Suit)

Lee & Associates is pleased to exclusively offer for sale the fee simple interest (land & building) in a corporate leased O’Reilly Auto Parts property located in the city of Black River Falls, WI (the “Property”). Built in 2017, the building is a new build to suit for O’Reilly Auto Parts and consists of the tenant’s latest 7,225-square-foot concept design, which sits on an approximately 1.44-acre parcel.

The property is leased to publicly traded O’Reilly Auto Parts (Nasdaq: ORLY), one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. O’Reilly Auto Parts operates 5,219 store locations across the country. O’Reilly Auto Parts has an investment grade credit rating of “BBB+” by Standard & Poor’s and reported \$9.5B in total sales with \$7.9B in total assets for 2018 (see page 20 for 2018 annual report).

O’Reilly’s new 20-year lease commenced in November of 2018 and features a 6% rent increase starting in Year 11 of the Primary term and in each of the (4) 5-year option periods. The building design consists of the most recent O’Reilly build to suit concept specification. The Landlord is responsible for the roof, structure and foundation, while the tenant pays taxes and insurance while maintaining & repairing the parking lot and sidewalks, as well as the maintenance, repair and replacement of the HVAC equipment.

The subject property is located along E. Main St, providing for excellent visibility and in/out access to the property. E. Main Street is the main corridor for visitors and commuters traveling to/from Interstate 94 just one mile away. This corridor is a major retail/services corridor, with retailers including Walmart, Theisen’s, US Cellular, Dollar General, Kwik Trip, USPS, Boss Shop, Chevrolet, and Jackson County Bank, as well as restaurants such as McDonald’s, Pizza Hut, Burger King, KFC, Culver’s, and Denny’s. Additionally, the property is close to downtown Black River Falls, surrounding school, and Jackson County offices such as the Police Department, Fire Department, providing for strong synergy.

The subject property is located within Black River Falls, in Jackson County, WI. Black River Falls is centrally located; it is an hour from La Crosse, Eau Claire or the Wisconsin Dells, and only a couple of hours from the Twin Cities and Madison. Black River Falls acts as a gateway to many major travel destinations throughout Wisconsin and neighboring states.

While the logging and lumber industry is still present in the area, the current economy leans heavily on agriculture and tourism.

Tourism: The area offers an amazing assortment of activities for outdoor enthusiasts throughout all four seasons: ATV/UTV access, mountain biking, and hiking along miles of wilderness trails in the Black River State Forest and the Jackson County Forest; rivers for kayaking, floating, and white water rafting; evening entertainment at Ho-Chunk Gaming Casino; and enjoying a beer at Sand Creek Brewing Company, one of Wisconsin’s largest microbreweries.

Agriculture: Family-owned farms, food processors and agriculture-related businesses generate thousands of jobs and millions of dollars of economic activity while contributing to local income and tax revenues. Agriculture provides 18 percent of Jackson County’s jobs and generates \$375.7 million in economic activity — about 22 percent of the county’s total economic activity. Today, hemp is experiencing a huge rebirth. According to the Hemp Business Journal, the U.S. hemp industry is currently worth \$800 million and projected to reach \$2 billion in just a few years. Last year, Wisconsin’s first hemp store, PriceLand Hemp opened in downtown Black River Falls.



Actual Property



-- INVESTMENT HIGHLIGHTS --

STRONG CORPORATE LEASE GUARANTY • O'REILLY AUTO PARTS (NASDAQ: ORLY) • INVESTMENT GRADE CREDIT TENANT (S&P: BBB+) • \$9.5B IN SALES & \$7.9B IN TOTAL ASSETS (2018)

The property is leased to publicly traded O'Reilly Auto Parts, one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. O'Reilly Auto Parts operates 5,219 store locations across the country.

O'Reilly Auto Parts has an investment grade credit rating of "BBB+" by Standard & Poor's and reported \$9.5B in total sales with \$7.9B in total assets for 2018 (see page 20 for 2018 annual report).

NEW 20-YEAR LEASE TERM COMMENCED NOVEMBER 2018 • COMPLETE RENOVATIONS IN 2017 • LATEST O'REILLY BUILD TO SUIT DESIGN • PASSIVE INVESTMENT

O'Reilly's new 20-year lease commenced in November 2018 and features a 6% rent increase starting in Year 11 of the Primary term and in each of the (4) 5-year option periods. The building design consists of the most recent O'Reilly build to suit concept specification. The Landlord is responsible for the roof, structure and foundation, while the tenant pays taxes and insurance while maintaining & repairing the parking lot and sidewalks, as well as the maintenance, repair and replacement of the HVAC equipment.

LOCATED ACROSS FROM WALMART SUPERCENTER • STRONG CO-TENANTS • OFFERS CONSISTENT DRAW TO THE TRADE AREA

The subject property is located across from a Walmart Supercenter anchored shopping center, with co-tenants including U.S. Cellular, Arby's, Papa Murphy's, and Tricor Insurance, offering outstanding synergy and a strong customer draw to the trade area.

LOCATED ON E. MAIN ST NEAR S. ROOSEVELT RD (COMBINED 19,000+ CPD) • MAIN RETAIL/BUSINESS CORRIDOR • ONE MILE FROM INTERSTATE 94 (26,000 CPD) • ACCESS TO EAU CLAIRE, MADISON • EXCELLENT VISIBILITY

The subject property is located along E. Main St, providing for excellent visibility and in/out access to the property. E. Main Street is the main corridor for visitors and commuters traveling to/from Interstate 94 just one mile away. This corridor is a major retail/services corridor, with retailers including Walmart, Theisen's, US Cellular, Dollar General, Kwik Trip, USPS, Boss Shop, Chevrolet, and Jackson County Bank, as well as restaurants such as McDonald's, Pizza Hut, Burger King, KFC, Culver's, and Denny's. Additionally, the property is close to downtown Black River Falls, surrounding school, and Jackson County offices such as the Police Department, Fire Department, providing for strong synergy.

LOCATED IN JACKSON COUNTY • 54 MILES FROM EAU CLAIRE • STATE CAPITAL CITY OF WISCONSIN

The subject property is located in Black River Falls, in Jackson County, WI. Black River Falls is centrally located; it is an hour from La Crosse, Eau Claire or the Wisconsin Dells, and only a couple of hours from the Twin Cities and Madison The city acts as a gateway to many major travel destinations throughout Wisconsin and neighboring states.

While the logging and lumber industry is still present in the area, the current economy leans heavily on agriculture and tourism.

Tourism: The area offers an amazing assortment of activities for outdoor enthusiasts throughout all four seasons: ATV/UTV access, mountain biking, and hiking along miles of wilderness trails in the Black River State Forest and the Jackson County Forest; rivers for kayaking, floating, and white water rafting; evening entertainment at Ho-Chunk Gaming Casino; and enjoying a beer at Sand Creek Brewing Company, one of Wisconsin's largest microbreweries.

Agriculture: Family-owned farms, food processors and agriculture-related businesses generate thousands of jobs and millions of dollars of economic activity while contributing to local income and tax revenues. Agriculture provides 18 percent of Jackson County's jobs and generates \$375.7 million in economic activity — about 22 percent of the county's total economic activity. Today, hemp is experiencing a huge rebirth. According to the Hemp Business Journal, the U.S. hemp industry is currently worth \$800 million and projected to reach \$2 billion in just a few years. Last year, Wisconsin's first hemp store, PriceLand Hemp opened in downtown Black River Falls.





-- LEASE SUMMARY --

LEASE INFORMATION	
TENANT:	O'Reilly Automotive Stores, Inc. (Corporate)
STOCK SYMBOL:	NASDAQ: ORLY
CREDIT RATING:	S&P: BBB+
BUILDING SIZE:	7,225 Sq. Ft.
LOT SIZE:	1.44 Acres
RENT COMMENCEMENT:	November 1, 2018
LEASE EXPIRATION:	October 31, 2038
BASE TERM:	20 Years
REMAINING LEASE TERM:	19 Years
OPTIONS TO RENEW:	(4) 5-Year Options
RENT INCREASES:	6% Increase in Year 11 & Options
LEASE TYPE:	Double-Net (NN)
LANDLORD RESPONSIBILITIES:	See Pg 7, Section 8.2
ANNUAL RENT:	\$104,427

-- RENT SCHEDULE --

LEASE TERM					
TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/SF/YR
Years 1 - 10	11/1/2018	10/31/2028	\$104,427.72	\$8,702.31	\$14.45
Years 11 - 20	11/1/2028	10/31/2038	\$110,693.40	\$9,224.45	\$15.32
OPTION PERIODS - (4) 5-YEAR OPTIONS					
Option 1	11/1/2038	10/31/2043	\$117,335.04	\$9,777.92	\$16.24
Option 2	11/1/2043	10/31/2048	\$124,375.08	\$10,364.59	\$17.21
Option 3	11/1/2048	10/31/2053	\$131,837.64	\$10,986.47	\$18.25
Option 4	11/1/2053	10/31/2058	\$139,747.80	\$11,645.65	\$19.34



-- LEASE ABSTRACT --



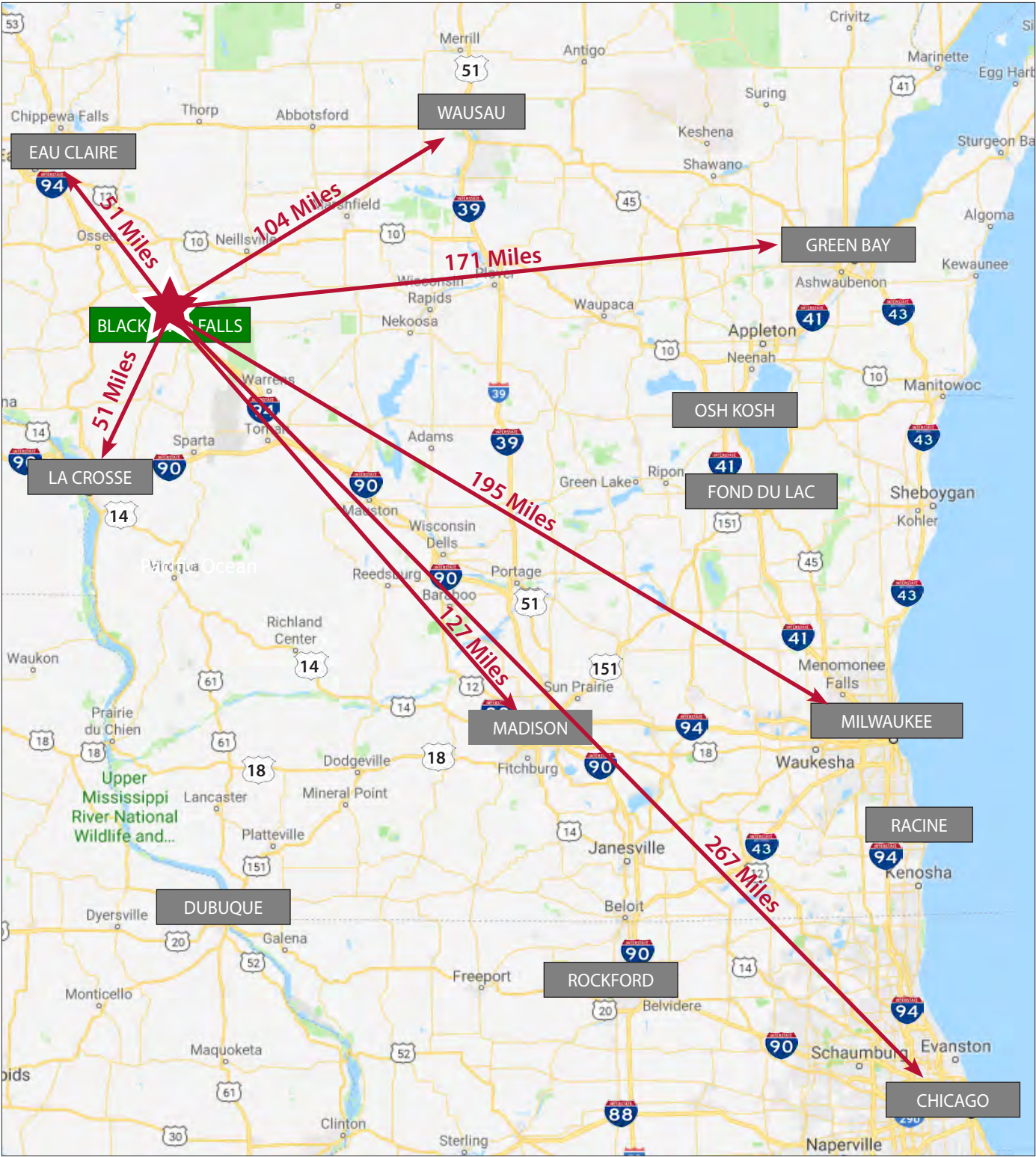
Utilities:	7.1 Tenant shall fully and promptly pay all gas, heat, light, power, telephone service and other public utilities of every kind furnished to the Demised Premises throughout the term of this Lease, and all other expenses of every kind whatsoever of or in connection with the use, operation and maintenance of the Demised Premises and all activities conducted thereon, including initial connection charges and for all electric lights, lamps and tubes. Landlord shall have no responsibility of any kind for any such utilities, except as noted in Section8.2.
Tenant Repairs and Maintenance:	8.1 Tenant shall, at its expense and throughout the term of this Lease, repair and maintain the Demised Premises, including, but not limited to the entrances, all glass, all window molding and panes, all fixtures, partitions, ceilings, floor coverings and utility lines in the Demised Premises, all doors, door openers, parking lot (maintenance and repair), sidewalks (maintenance and repair), equipment, machinery, appliances, landscaping, signs and appurtenances thereof, including lighting, and plumbing equipment and fixtures. Upon the expiration of Landlord’s 12-month warranty and Landlord turning over all applicable warranties to Tenant, Tenant shall be responsible for the maintenance, repair and replacement of the HVAC equipment.
Landlord Repairs and Maintenance:	8.2 Landlord covenants and agrees, at its expense without reimbursement or contribution by Tenant, throughout the term of this Lease, to keep, maintain, and replace, if necessary, foundations, floors (except floor coverings), slabs, exterior walls (excluding exterior painting), structural systems of the building, load bearing walls, roof, fire suppression system/monitoring (if applicable), parking lot (replacement and code compliance) and parking lot lighting, sidewalks, (replacement and code compliance) and utility systems to the point of internal distribution to within the building portion of the Demised Premises.
Taxes:	10.1 Tenant shall pay all taxes, assessments, levies and other charges, general and special that may be assessed and levied by the State, City and County or other municipal corporation during the initial term of this Lease and during the term of any properly exercised extension options on the Demised Premises and improvements constructed by Landlord on the Demised Premises.
Tenant’s Estoppel:	14.1 Tenant agrees, at any time, and from time to time, upon not less than fourteen (14) business days prior notice by Landlord, to execute, acknowledge and deliver to Landlord, a statement in writing addressed to Landlord or other party designated by Landlord certifying that this Lease is in full force and effect, stating the dates of commencement and expiration of the Lease, stating the dates to which rent, and other charges, if any, have been paid, that Tenant has accepted possession, that the Lease term has commenced, whether or not there exists any default by either party in performance of any covenant, agreement, term, provision or condition in this Lease, and, if so, specifying each such default of which the Tenant may have knowledge and the claims or offsets, if any, claimed by the Tenant. It is intended that such statement may be relied upon by Landlord or a purchaser of Landlord’s interests and by any mortgagee or prospective mortgagee of any mortgage or deed of trust affecting the demised premises or the building.
Insurance:	23.1 Property Insurance. Tenant agrees to carry during the term hereof property insurance providing protection against any peril generally included in the classification “special form coverage,” insuring the building improvements and betterments on the Demised Premises, including all appurtenances thereto for their full replacement value. 23.4 Liability Insurance. Tenant shall, during the entire Lease te1m, keep in full force and effect, a policy or policies of commercial general liability insurance written on an occurrence fonn including coverage for product liability, completed operations and contractual liability, with minimum limits of One Million and 00/100 Dollars (\$1,000,000.00) per occurrence..



Actual Property



-- LOCATION MAPS --



-- SITE PLAN --



-- PROPERTY PHOTOS --



-- NEIGHBORING TENANTS --



Walmart Supercenter Across Main St



Theisen's Home•Farm•Auto

-- NEIGHBORING TENANTS --









-- LOOKING SOUTH --







Actual Property



-- ABOUT O'REILLY AUTO PARTS --



O'Reilly Automotive, Inc.(NASDAQ: ORLY) is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers. The Company opened 200 new stores in 2018 and now operates 5,219 stores in 47 states, with plans to open another 200-210 stores by year-end 2019.

The company provides new and remanufactured automotive hard parts, including alternators, starters, fuel pumps, water pumps, brake system components, batteries, belts, hoses, temperature controls, chassis parts, and engine parts; maintenance items comprising oil, antifreeze products, fluids, filters, wiper blades, lighting products, engine additives, and appearance products; and accessories, such as floor mats, seat covers, and truck accessories.

VIEW O'REILLY 2018 ANNUAL REPORT



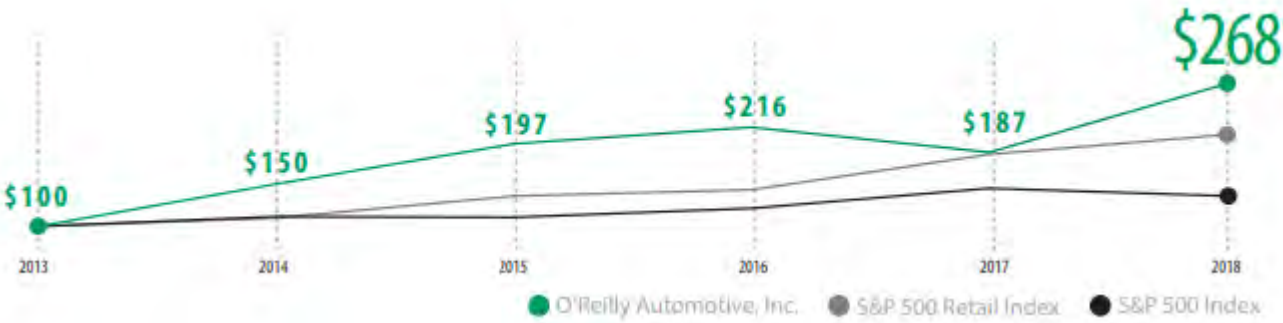
“Our long-term strategy for profitable growth is underpinned by our consistent capital allocation strategy. Our priorities for the use of capital continue to be the enhancement of our existing store base and distribution network to support our stores’ ability to take share in existing markets, organic growth through greenfield new store openings and the prudent acquisitions of existing auto parts suppliers.”

Its stores offer auto body paint and related materials, automotive tools, and professional service provider service equipment. Its stores provide do-it-yourself and professional service provider customers a selection of brand name, house brands, and private label products for domestic and imported automobiles, vans, and trucks.

In 2018, O'Reilly Auto Parts saw a 3.8% increase in comparable store sales, following a 1.4% increase in 2017, which was on top of a 4.8% increase in 2016, and a 7.5% increase in 2015, and represents their 26th consecutive year of positive comparable stores sales growth since becoming a publicly traded company in 1993. The company remains highly focused on continued profitable growth.

O'Reilly’s is an investment grade rated company with a Standard & Poor’s credit rating of BBB+.

COMPARISON OF FIVE-YEAR CUMULATIVE RETURN



COMPANY SNAPSHOT	
Corporate Entity:	O'Reilly Automotive Stores, Inc.
Credit Rating:	S&P: BBB+
Stock Symbol:	NASDAQ: ORLY
Locations:	5,219 in 47 States
Sales (2018):	\$9.5 Billion
Net Income (2018):	\$1.32 Billion
Total Assets (2018):	\$7.98 Billion
Website:	www.oreillyautoparts.com



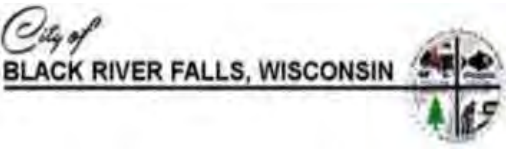


Actual Property





-- BLACK RIVER FALLS --



Black River Falls is a city and the county seat of Jackson County, Wisconsin. Black River Falls is centrally located; it is an hour from La Crosse, Eau Claire or the Wisconsin Dells, and only a couple of hours from the Twin Cities and Madison. The city acts as a gateway to many major travel destinations throughout Wisconsin and neighboring states.

Black River Falls was founded to utilize the waterpower of the Black River. As the area was predominantly forest at the time, its primary use was in operating sawmills. While the logging and lumber industry is still present in the area, the current economy leans heavily on agriculture and tourism. The area offers an amazing assortment of activities for outdoor enthusiasts throughout all four seasons: ATV/UTV riders, mountain bikers and hikers enjoy miles of wilderness trails in the Black River State Forest and the Jackson County Forest; the area offers many rivers for kayaking, floating, and white water rafting; the area is home to eleven Native American tribes, offering a glimpse into their heritage and evening entertainment at Ho-Chunk Gaming Casino; Sand Creek Brewing Company is one of Wisconsin's largest microbreweries.



THE RISE OF HEMP IN WISCONSIN'S AG MARKET • FIRST HEMP STORE OPENED IN BLACK RIVER FALLS

Today, hemp is experiencing a huge rebirth. According to the Hemp Business Journal, the U.S. hemp industry is currently worth \$800 million and projected to reach \$2 billion in just a few years. Today, the market is more versatile than ever with a myriad of uses: its seed, oil and fiber including textiles, building material, paper products, bioplastics and pharmaceuticals. One of the biggest potential markets for hemp is cannabidiol, also known as CBD. CBD is a non-psychoactive compound in cannabis that is low in tetrahydrocannabinol (THC). It's touted as relief for various illnesses from post-traumatic stress disorder (PTSD) and epilepsy to sleep disorders. Hemp grown for CBD oil can be more lucrative than hemp used for grain, netting between \$20 and \$45 per pound depending on its quality, according to Michael Fields Agricultural Institute in East Troy, WI., which is currently researching hemp production.

In 2018, Wisconsin's first hemp store, PriceLand Hemp opened in downtown Black River Falls. Products at the store range from body creams, to goat milk soap and vapes, all made with either hemp or CBD.

-- JACKSON COUNTY --



Jackson County is located in the west, central portion of the state of Wisconsin, along major U.S. Highway 94. Jackson County was formed in 1853 and is named in honor of President Andrew Jackson. Loggers were the first settlers and were drawn to the area for the white pine. When logging camps and sawmills closed, the area drew farmers for cranberries, sphagnum moss and strawberries. Similar to many parts of Wisconsin, there was an influx of Old World Immigrants, which has led to a culturally diverse population.

The Black River State Forest, miles of ATV trails, campgrounds, local lakes and parks offer the stage for a multitude of hobbies, interests and recreations. Lake Wazee, formerly a mine quarry, is considered the deepest, inland lake in Wisconsin. The clear visibility and various other attributes offer a unique diving experience along with many other ways to enjoy the scenic beauty of Jackson County.

AGRICULTURE ONE OF THE STRONGEST INDUSTRIES IN JACKSON COUNTY • 22% OF ITS ECONOMY

Family-owned farms, food processors and agriculture-related businesses generate thousands of jobs and millions of dollars of economic activity while contributing to local income and tax revenues.

In west-central Wisconsin, Jackson County's farms represent a wide diversity of agricultural businesses, large and small, including livestock, poultry, grains, forages, berry crops, Christmas trees and sphagnum moss. In fact, Jackson County leads Wisconsin in Christmas tree and woody ornamental crops, and is in the top 10 in fruit, hogs and pigs, and broilers. The county has about 860 mostly small to mid-size farms. Dairy herds average about 90 cows. Production of vegetables and fruits, particularly blueberries, apples, and strawberries, has grown, as farmers capitalize on demand for local products.

Agriculture provides 18 percent of Jackson County's jobs. Jackson County agriculture provides 2,295 jobs, or 17.8 percent, of the county's workforce of 12,924. Production jobs include farm owners and managers and farm employees. Agricultural service jobs include veterinarians, crop and livestock consultants, feed, fuel and other crop input suppliers, farm machinery dealers, barn builders and agricultural lenders, to name a few. Processing jobs include those employed in food processing and other value-added industries that support food processors. Every job in agriculture generates an additional 0.59 jobs in the county.

Jackson County agriculture generates \$375.7 million in economic activity — about 22 percent of the county's total economic activity. Every dollar of sales from agricultural products generates an additional \$0.41 of economic activity in other parts of the county's economy. Here's how agriculture stimulates economic activity: The direct effect of agriculture equals \$266.6 million and includes the sale of farm products and value-added products. Purchases of agricultural and food processing inputs, services and equipment add another \$74.8 million in economic activity. For example, this includes business-to-business purchases of fuel, seed, fertilizer, feed and farm machinery, as well as veterinary services, crop and livestock consultants and equipment leasing. This business-to-business activity then generates another \$34.4 million in economic activity when people who work in agriculture-related businesses spend their earnings in the local economy. Economic activity associated with Jackson County farms and agriculture-related businesses generates \$5.7 million in local and state taxes.

Sources: LacrosseTribune.com/Author: Trisha Wagner



-- DEMOGRAPHICS --



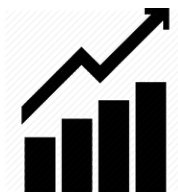
POPULATION SNAPSHOT

- The population of Jackson County is 20,529 (2017).
- The median age in Jackson County is 42.1 which is older than the median age in the state of 39.2.



HOUSING SNAPSHOT

- The median property value in Jackson County is \$129,400, a slight (0.232%) increase over the prior year.
- Approximately 74.5% of residents in Jackson County own their home, which is higher than the national average of 63.9%.
- The median household income in Jackson County was \$51,108 (2017), which reflects a 3.02% increase from the prior year.



ECONOMY SNAPSHOT

- The largest industries in Jackson County are Manufacturing, Health Care & Social Assistance, and Retail Trade.
- The top employers in Jackson County are Ho-Chunk Nation (Reservation, Casino), Millis Transfer, Black River Falls School District, Lunda Construction, Dept. of Corrections, and the Black River Falls Memorial Hospital.

		3 Miles	5 Miles	10 Miles
POPULATION	2019 Estimated Population	6,995	8,199	11,867
	2024 Projected Population	6,983	8,197	11,911
	2010 Census Population	6,825	8,155	11,862
	2000 Census Population	6,562	7,739	11,118
	Projected Annual Growth 2019 to 2024	-	-	-
	Historical Annual Growth 2000 to 2019	0.3%	0.3%	0.4%
	2019 Median Age	40.7	40.9	41.4
HOUSEHOLDS	2019 Estimated Households	2,852	3,300	4,763
	2024 Projected Households	2,873	3,330	4,829
	2010 Census Households	2,663	3,148	4,574
	2000 Census Households	2,485	2,890	4,141
	Projected Annual Growth 2019 to 2024	0.1%	0.2%	0.3%
	Historical Annual Growth 2000 to 2019	0.8%	0.7%	0.8%
RACE & ETHNICITY	2019 Estimated White	81.7%	82.0%	83.7%
	2019 Estimated Black or African American	3.3%	3.4%	3.0%
	2019 Estimated Asian or Pacific Islander	0.5%	0.5%	0.6%
	2019 Estimated American Indian or Native Alaskan	6.4%	6.2%	5.4%
	2019 Estimated Other Races	8.1%	7.8%	7.3%
	2019 Estimated Hispanic	3.6%	3.7%	3.9%
INCOME	2019 Estimated Average Household Income	\$61,075	\$64,485	\$68,292
	2019 Estimated Median Household Income	\$55,761	\$56,422	\$56,683
	2019 Estimated Per Capita Income	\$26,414	\$27,501	\$28,702
BUSINESS	2019 Estimated Total Businesses	527	575	618
	2019 Estimated Total Employees	5,978	6,456	6,709
	2019 Estimated Employee Population per Business	11.3	11.2	10.9
	2019 Estimated Residential Population per Business	13.3	14.2	19.2

Source: <https://www.datausa.io/profile/geo/jackson-county-wi#health>

EXCLUSIVELY LISTED BY



RYAN BARR
Principal
760.448.2446
rbarr@lee-associates.com

RYAN BENNETT
Principal
760.448.2449
rbennett@lee-associates.com



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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.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

BROKER OF RECORD:
Lee & Associates of Madison, LLC
WI Brokers Lic# 701361-91

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

