



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

JDS Real Estate Services, Inc.
WI Lic. # 57852-90



Goodwill
1802 East Highway 2
Ashland, WI 54806

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS



04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,211 SF Goodwill Located at 1802 East Highway 2 in Ashland, Wisconsin. This Opportunity Includes a Corporate Guaranteed Lease With ~2 Years Remaining and Landlord Shared Responsibilities.

OFFERING SUMMARY

PRICE	\$579,310
CAP	7.94%
NOI	\$46,000
PRICE PER SF	\$62.89
GUARANTOR	Goodwill Industries Vocational Enterprises, Inc.

PROPERTY SUMMARY

ADDRESS	1802 East Highway 2 Ashland, WI 54806
COUNTY	Ashland
BUILDING AREA	9,211 SF
LAND AREA	0.30 AC
BUILT	2013



GOODWILL

HIGHLIGHTS

- Double Net (NN) Lease With Landlord Shared Responsibilities
- Corporate Guaranteed Lease With ~2 Years Remaining
- Just 5 Minutes From the Northland College Which Serves Over 760 Students, Faculty and Staff
- Located on Highway 2 (East/West Corridor Through Northern Wisconsin) Which Runs From Everett, WA to St. Ignace, MI
- Nearby Tenants Include: Walmart Supercenter, Best Western, Walgreens, NAPA Auto Parts, Dollar Tree, U-Haul and McDonald's
- Ashland is a Port on Lake Superior at the Head of Chequamegon Bay; Lake Superior Has World-Class Smallmouth Bass Fishing and Deep-Water Fishing During the Summer
- Ashland's Largest Park, Prentice Park, is Just 5 Minutes Away and Has Over 100 Acres of Hiking Trails, an Artesian Well, Picnic Areas, Playgrounds, Camping, Fishing and Bird/Swan Watching
- Known For Their Summer Events, Ashland is Home to the Annual Ashland Bay Days Festival Each July - Farmer's Markets, Fishing, Marathons and Biking Tours



LEASE SUMMARY

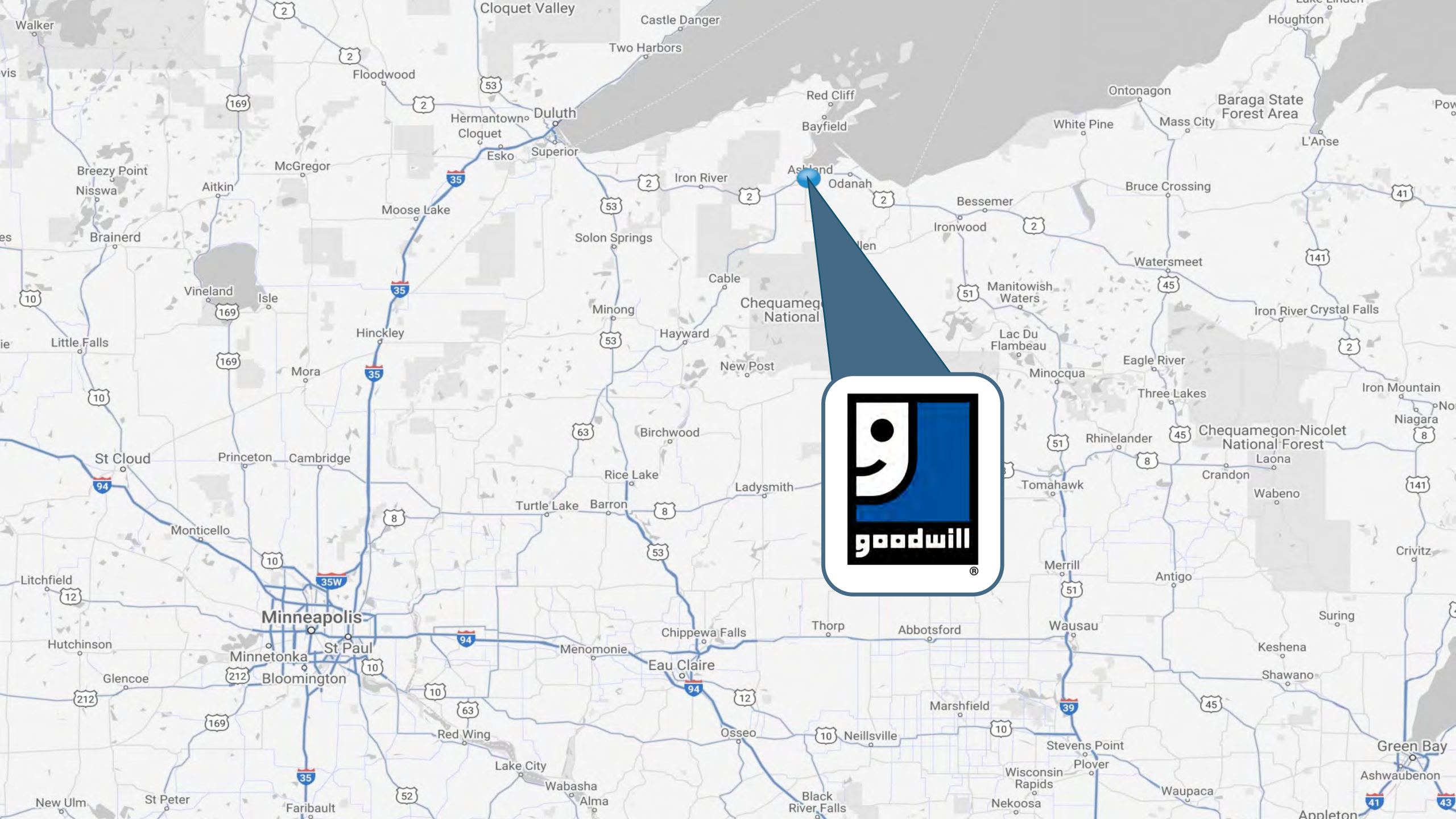
TENANT	Goodwill Industries Vocational Enterprises, Inc.
PREMISES	A Building of Approximately 9,211 SF
LEASE COMMENCEMENT	August 10, 2013
LEASE EXPIRATION	July 21, 2021
LEASE TERM	~2 Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	None
LEASE TYPE	NN+
PERMITTED USE	Discount Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Landlord Has Property Insurance, Tenant Has Liability Insurance
COMMON AREA	Landlord is Responsible For Maintenance and Repair of Parking Area, Sidewalks, Surface Areas. Tenant is Responsible For Lighting, Signage, Landscape Care and Snow Removal
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord is Responsible For Major Repairs, Tenant is Responsible For Routine Care
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	EXPENSES	TOTAL NOI	RENT PER SF
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9,211 SF	\$48,000	\$2,000	\$46,000	\$4.99
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ACTUAL PROPERTY IMAGES



Hodgkins Park

Chequamegon Bay
Driving School

U-HAUL

H.P.L. BAR
Love Our Craft

PizzA pub

Carlson
BUILDING SUPPLIES

Francis Pizza



VON HOLZEN
Chevrolet • Buick • GMC Inc.

NorthLakes
COMMUNITY CLINIC





Lake
SUPERIOR
LASER





DOLLAR TREE







TSC TRACTOR
SUPPLY CO

SNAP
FITNESS 24-7



goodwill

Front St

Find yourself next to the water.

ASHLAND

Bayview Park



Bayview
Motel

McCOY
CONSTRUCTION & FORESTRY

LARSON JUHL



COKE SOLUTIONS.com

ASHLAND
INDUSTRIES

maurices

Lux Spa &
Nails

Walmart



Ashland
TOYOTA

Kwik Trip

Culver's

State Farm

Ferrellgas

O'Reilly
AUTO PARTS

L & M FLEET SUPPLY

"QUALITY AT A DISCOUNT"

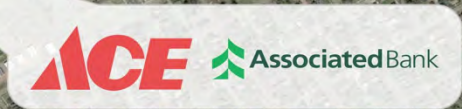


Breakwater
Restaurant

Front St



SNAP
FITNESS 24-7



Front St

11th Ave E

Ashland is a city in Ashland and Bayfield counties in the state of Wisconsin. It is the county seat of Ashland County. The city is a port on Lake Superior, near the head of Chequamegon Bay. The city's 2018 estimate population was 7,897 residents, all of which resided in the Ashland County portion of the city. The unpopulated Bayfield County portion is in the city's southwest, bordered by the easternmost part of the town of Eileen. The city is at the junction of U.S. Route 2 and Wisconsin Highway 13. It is the home of Northland College, Wisconsin Indianhead Technical College, and the Sigurd Olson Environmental Institute.

A few of the largest manufacturers in the Ashland include: Bretting Manufacturing, an equipment manufacturer; Larson-Juhl, a manufacturer of picture frames, a subsidiary of Berkshire Hathaway; and H Windows, a window manufacturer. Many small businesses also make up a large portion of the local economy. Tourism is an important part of the area's commerce. The city is home to Northland College, which is a private college established in 1906. It enrolls 600 full-time undergraduate students and employs 60 faculty members and 99 staff members. Northland College is accredited by the Higher Learning Commission of the North Central Association of Colleges and Universities.

The city is home to the Ashland Mural Walk which is a big tourist attraction where people can see the city's beautiful painted walls. The city is also home to the Chequamegon Bay which is an inlet of Lake Superior. Its habitat is home to waterfowl, warblers and shorebirds in spring; snowy owls and bohemian waxwings in winter. The city is also home to Prentice Park, which is the largest of Ashland's 12 parks, approximately 100 acres. It is a natural habitat for migrating birds and a nesting ground for mute swans. The city also includes the Old Train Depot which is a important historical landmark for the county.



ASHLAND COUNTY COURTHOUSE



NORTHLAND COLLEGE

ASHLAND MURAL WALK

	3 MILES	5 MILES	10 MILES
POPULATION	7,448	8,204	13,775
AVERAGE HH INCOME	\$56,209	\$57,106	\$59,549



GOODWILL

TENANT PROFILE

Goodwill Industries International Inc., or shortened to Goodwill, was founded in 1902 as an American nonprofit organization that provides job training, employment placement services, and other community-based programs for people who have barriers preventing them from obtaining a job. Goodwill is funded by a massive network of retail thrift stores which operate as nonprofits as well. Goodwill's answer to its profit status is "As a unique hybrid called a social enterprise, we defy traditional distinctions. Instead of a single bottom line of profit, we hold ourselves accountable to a triple bottom line of people, planet, and performance."

In addition to the company's 158 local organizations in the United States and Canada, Goodwill has a presence in 12 other countries. Goodwill operates as a network of independent, community-based organizations in South Korea, Venezuela, Brazil, Mexico, Panama, Uruguay, the United States, Canada, and 8 other countries. In 2018, Goodwill helped more than 242,000 people train for careers in industries such as banking, IT and health care, to name a few, and get the supportive services they needed to be successful, such as English language training, additional education, and access to transportation and child care. In 2018, Goodwill also made a profit of \$5.9 billion, and was named #14 in Forbes "100 Largest U.S. Charities".



COMPANY TYPE
Nonprofit Organization



FOUNDED
1902



OF LOCATIONS
2,800+



HEADQUARTERS
Derwood, MD



WEBSITE
goodwill.org

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum 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, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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