



SOCIAL SECURITY ADMINISTRATION

507 JEWETT ST, SUITE B | MARSHALL, MN

EXCLUSIVELY LISTED BY



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Broker of Record
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INVESTMENT HIGHLIGHTS

- Multi-Tenant property leased to Social Security Administration and Diebold Law Firm
- Social Security Administration's lease is guaranteed by the U.S. Federal Government, which is rated Aaa by Moody's Investor Services
- In 2019, approximately 64 Million Americans received over one trillion dollars in Social Security benefits
- Strategic Location: Servicing the bulk of South Eastern Minnesota, this site supports 11 counties across the state
- Nearly nine out of ten individuals age 65 and older receive Social Security benefits
- Strong Retail Community with surrounding tenants including Hobby Lobby, Hardee's, Northwestern Mutual and down the street from the Local Market Street Mall with over 123,000 SFT of retail space
- Ideal access to Highways 23 and 59, two of the transits through South East Minnesota
- Location is also partially occupied by Diebold Law Firm, an established law practice that is willing to sign a three year lease at close of escrow





FINANCIAL OVERVIEW



LIST PRICE
\$1,060,000



BLENDED CAP RATE
9.25%



GLA
± 6,700 SF



LOT SIZE
± 1.13 AC



PARKING
±36 SPACES

Annualized Operating Data

	Combined Annual NOI	Combined Monthly NOI	Combined NOI PSF	Blended Cap Rate
Current - 2021	\$100,167.28	\$8,347.27	\$14.95	9.25%
2021-2026	\$104,862.42	\$8,738.54	\$15.65	9.68%

Tenant Summary

Tenant	Social Security Administration
Lease Guarantor	US Government
Lease Type	Full Service
GLA	5,064 SF
Roof and Structure	Landlord
Original Lease Term	5 Years Firm and 5 Years Soft
Lease Commencement Date	6/29/16
Rent Commencement Date	6/29/16
Lease Expiration Date	6/28/26
Term Remaining	1 Year Firm, 5 Years Soft
*SSA may terminate the lease anytime after June 28, 2021. With atleast 90 days notice	

Tenant Summary

Tenant	Diebold Law Firm
Lease Type	Full Service
GLA	1,636 SF
Roof and Structure	Landlord
Original Lease Term	3 Years
Lease Commencement Date	COE
Options	One (1), Three (3) Year Renewal

Expenses

Overall Return		
Shell Rent	\$113,093.00	\$22.33
Operating Reimbursements	\$16,354.00	\$3.23
Tenant Improvements Rent	\$6,281.93	\$1.24
BSAC	\$1,338.93	\$0.26
Total Return (SSA)	\$137,067.86	\$27.07
Diebold Rent	\$18,000.00	\$3.55
Total Gross Income	\$18,000.00	\$3.55
Expenses		
Marshall Utilities	\$10,409.50	\$2.06
Waste Management	\$1,533.53	\$0.30
Werner	\$1,565.04	\$0.31
Bidbee	\$903.03	\$0.18
Misc.	\$2,926.59	\$0.58
General	\$6,627.16	\$1.31
Clean Rite	\$531.84	\$0.11
Supplies	\$1,402.37	\$0.28
Lawn Care	\$873.47	\$0.17
Snow Removal	\$1,244.13	\$0.25
Insurance	\$3,768.26	\$0.74
Management	\$4,667.00	\$0.92
Taxes	\$18,448.67	\$3.64
Total Expenses	\$54,900.58	\$10.84
Gross Rent	\$155,067.86	\$23.14
NOI	\$100,167.28	\$14.95

SURROUNDING TENANTS



SURROUNDING TENANTS



AREA OVERVIEW



MARSHALL, MN

Marshall is a city in Lyon County, Minnesota, only two and a half hours from Minneapolis. The population was 13,680 at the 2010 census. Marshall is a regional center in southwest Minnesota, and the county seat of Lyon County. Marshall is the headquarters of the Schwan Food Company and the home of Southwest Minnesota State University. Other major employers in the city are US Bancorp, Affiliated Community Medical Centers (ACMC), Avera Marshall Regional Medical Center, Hy-Vee, Walmart, Runnings Farm and Fleet, Menards, Southwest Minnesota State University, Turkey Valley Farms, and Marshall Public Schools.

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2025 Projection	5,254	14,555	15,325
2020 Estimate	5,141	14,243	15,007
Growth 2020 to 2025	1.64%	1.62%	1.58%

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2025 Projection	2,088	5,810	6,127
2020 Estimate	2,038	5,676	5,988
Growth 2020 to 2025	2.45%	2.36%	2.32%

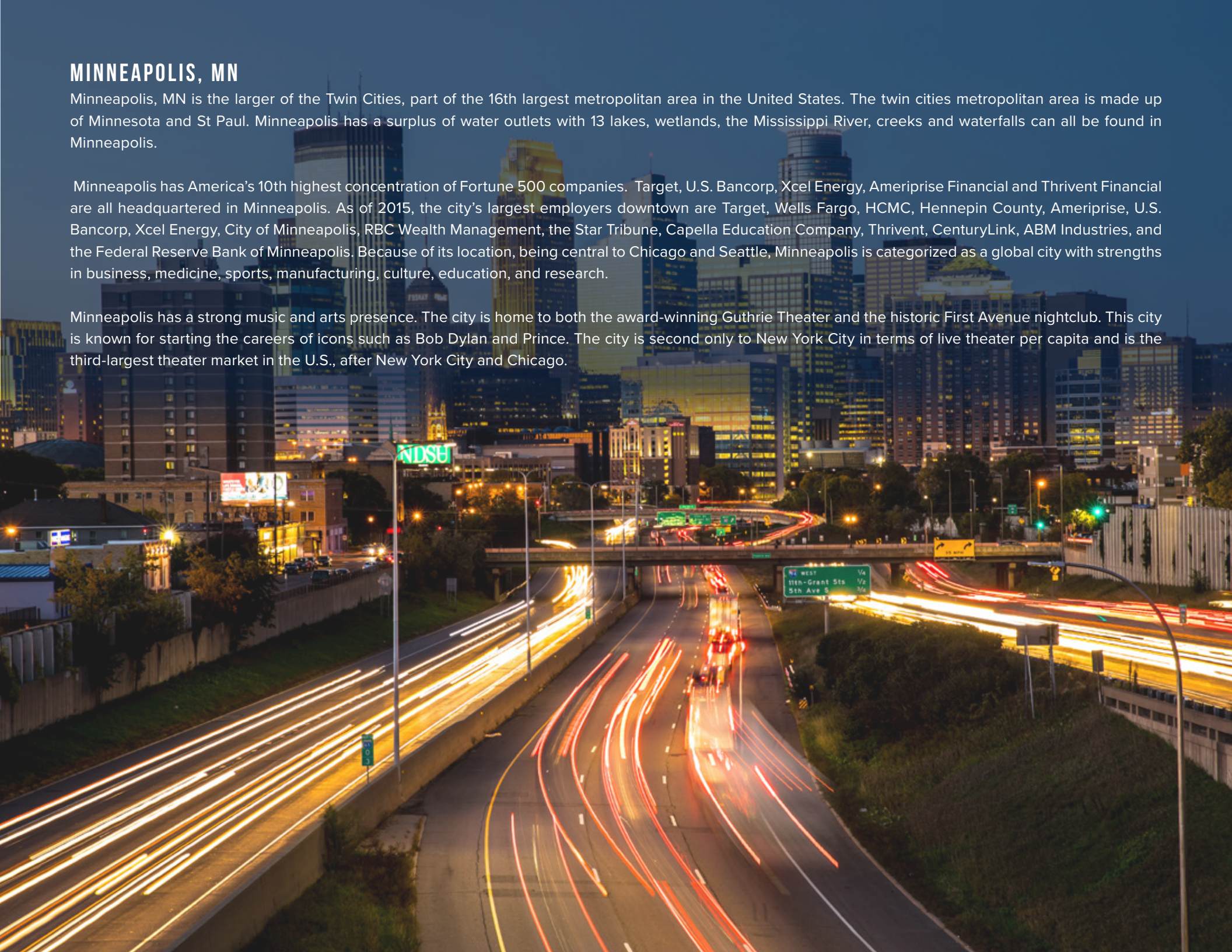
INCOME	1 Mile	3 Mile	5 Mile
2020 Est. Average Household Income	\$61,947	\$75,534	\$77,381

MINNEAPOLIS, MN

Minneapolis, MN is the larger of the Twin Cities, part of the 16th largest metropolitan area in the United States. The twin cities metropolitan area is made up of Minnesota and St Paul. Minneapolis has a surplus of water outlets with 13 lakes, wetlands, the Mississippi River, creeks and waterfalls can all be found in Minneapolis.

Minneapolis has America's 10th highest concentration of Fortune 500 companies. Target, U.S. Bancorp, Xcel Energy, Ameriprise Financial and Thrivent Financial are all headquartered in Minneapolis. As of 2015, the city's largest employers downtown are Target, Wells Fargo, HCMC, Hennepin County, Ameriprise, U.S. Bancorp, Xcel Energy, City of Minneapolis, RBC Wealth Management, the Star Tribune, Capella Education Company, Thrivent, CenturyLink, ABM Industries, and the Federal Reserve Bank of Minneapolis. Because of its location, being central to Chicago and Seattle, Minneapolis is categorized as a global city with strengths in business, medicine, sports, manufacturing, culture, education, and research.

Minneapolis has a strong music and arts presence. The city is home to both the award-winning Guthrie Theater and the historic First Avenue nightclub. This city is known for starting the careers of icons such as Bob Dylan and Prince. The city is second only to New York City in terms of live theater per capita and is the third-largest theater market in the U.S., after New York City and Chicago.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Social Security Administration** located at **507 Jewett St, Marshall, MN 56258 (“Property”)**. It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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