

**KOHL'S**

*1175 West Winneconne Avenue*

*Neenah, Wisconsin, 54956*



ON MARKET:  
**KOHL'S IN NEENAH, WISCONSIN**



ACTUAL PROPERTY

## INVESTMENT HIGHLIGHTS

- ▶ **Kohl's in Neenah, WI**  
SITUATED 40 MILES SOUTH OF GREEN BAY
- ▶ **Strong Corporate Guarantee | S&P: BBB**
- ▶ **Long Term Double Net Lease (NN)**  
MORE THAN 10 YEARS REMAINING
- ▶ **Hedge Against Inflation**  
BASE RENT INCREASES EVERY 5 YEARS
- ▶ **Adjacent to & Shared Parking Lot with Walmart Supercenter**
- ▶ **Ideally Located Along Winneconne Ave & Adjacent to I-41 Exit Ramp**  
COMBINED FOR MORE THAN 98,500 VEHICLES PER DAY (VPD)
- ▶ **Strong Local Demographics**  
AVERAGE HOUSEHOLD INCOME GREATER THAN \$79,400 WITHIN 5 MILES
- ▶ **Less Than a Mile from the Pendleton Park Apartment Complex**  
NEWLY CONSTRUCTED \$14 MILLION PROJECT THAT INCLUDE 184 UNITS
- ▶ **Significant Capital Commitment to the Area**  
MORE THAN \$40 MILLION IN PLANNED COMMERCIAL DEVELOPMENT SINCE 2019
- ▶ **Commitment to Location**  
KOHL'S RECENTLY EXTENDED THE LEASE FOR AN ADDITIONAL 10 YEARS
- ▶ **Situated Within Main Retail Corridor in Neenah**  
MORE THAN 750,000 SQUARE FEET OF RETAIL WITHIN ONE MILE
- ▶ **Additional Retail in the Area Includes:**  
WALMART, ALDI, CVS, WALGREENS, DOLLAR TREE, JIMMY JOHN'S, APPLEBEE'S AND MANY MORE

# FINANCIAL OVERVIEW

1175 WEST WINNECONNE AVENUE  
NEENAH, WISCONSIN, 54956

<b>PRICE</b>	\$10,500,000
<b>CAP RATE</b>	6.89%
<b>NOI</b>	\$722,976
<b>PRICE PER SQUARE FOOT</b>	\$120.89
<b>RENT PER SQUARE FOOT</b>	\$8.32
<b>YEAR BUILT</b>	2000
<b>APPROXIMATE LOT SIZE</b>	8.87 Acres
<b>GROSS LEASEABLE AREA</b>	86,854 SF
<b>TYPE OF OWNERSHIP</b>	Fee Simple
<b>LEASE GUARANTOR</b>	Kohls Department Store Inc.
<b>LEASE TYPE</b>	Double Net (NN)
<b>ROOF AND STRUCTURE</b>	Landlord Responsibility



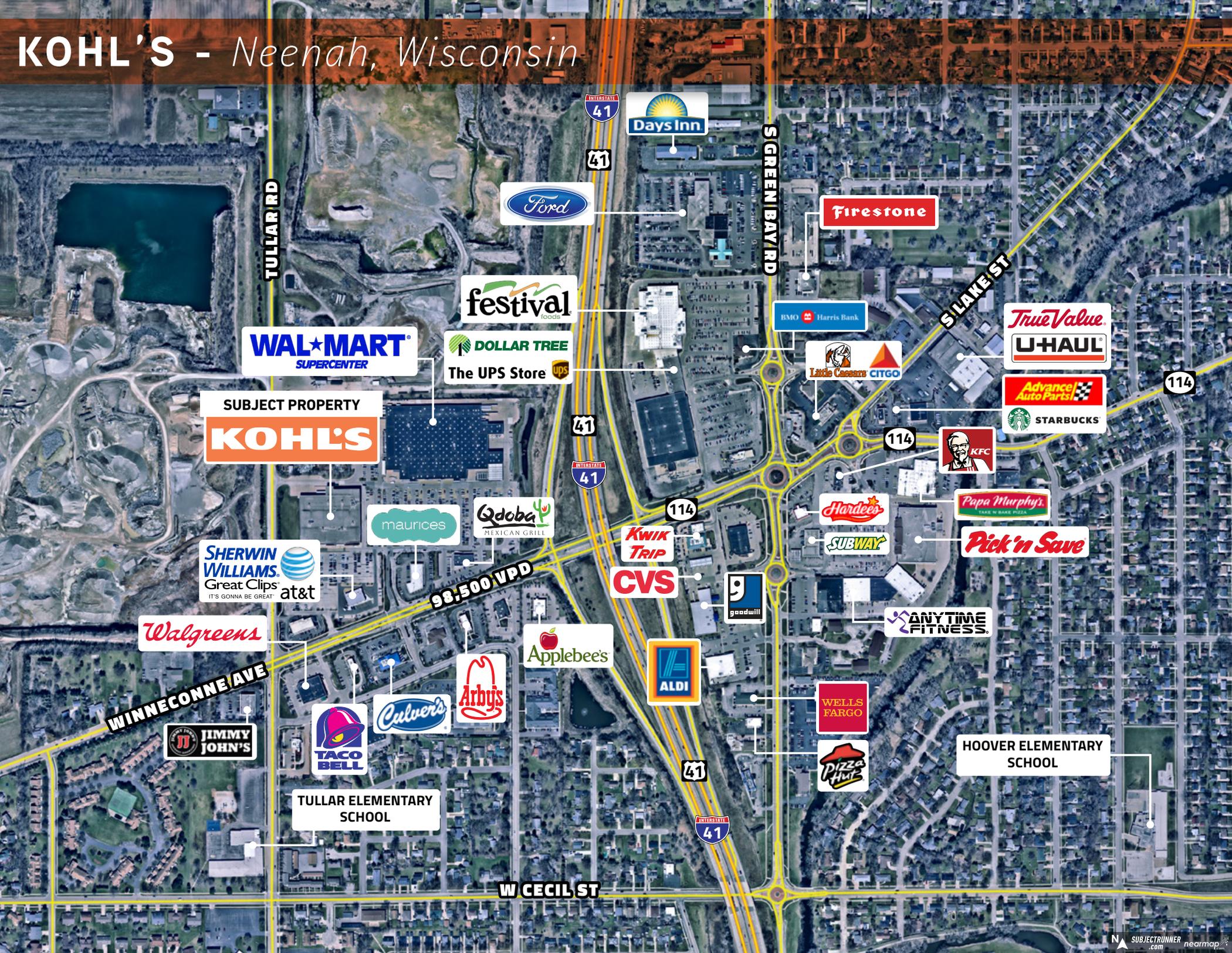
**LOAN MUST BE ASSUMED**

PRICE PURCHASE	<b>\$10,500,000.00</b>	NOI	<b>\$722,976.00</b>
LTV	<b>68%</b>	ANNUAL DEBT SERVICE	<b>(\$440,346.69)</b>
LOAN AMOUNT (July 1, 2020)	<b>\$7,114,146.08</b>	CFADS	<b>\$282,629.31</b>
DOWN PAYMENT	<b>\$3,385,853.92</b>	CASH ON CASH RETURN	<b>8.35%</b>
INTEREST RATE	<b>4.55%</b>		
MONTHLY PAYMENT	<b>(\$36,695.56)</b>	MATURITY DATE	<b>SEP 2027</b>

**ANNUALIZED OPERATING DATA**

	<b>BASE RENT</b>	<b>ANNUAL RENT</b>	<b>MONTHLY RENT</b>
CURRENT	2/2/2021	\$722,976	\$60,248
2/3/2021	2/2/2026	\$736,354	\$61,363
2/3/2026	2/2/2030	\$768,000	\$64,000

# KOHL'S - Neenah, Wisconsin



SUBJECT PROPERTY  
**KOHL'S**

**WALMART**  
SUPERCENTER

**festival**  
foods

**DOLLAR TREE**  
The UPS Store

**Days Inn**

**Ford**

**Firestone**

**BMO Harris Bank**

**Little Caesars CITGO**

**True Value**  
**U-HAUL**

**Advance Auto Parts**  
**STARBUCKS**

**KFC**

**Papa Murphy's**  
TAKE 'N BAKE PIZZA

**Pick 'n Save**

**Hardee's**

**SUBWAY**

**SHERWIN WILLIAMS**  
Great Clips  
at&t

**maurices**

**Qdoba**  
MEXICAN GRILL

**Kwik Trip**

**CVS**

**goodwill**

**ANYTIME FITNESS**

**Walgreens**

**Applebee's**

**ALDI**

**WELLS FARGO**

**JIMMY JOHN'S**

**TACO BELL**

**Culver's**

**Arby's**

**TULLAR ELEMENTARY SCHOOL**

**HOOVER ELEMENTARY SCHOOL**

**W CECIL ST**

## LEASE SUMMARY

<b>LEASE COMMENCEMENT DATE</b>	2/3/2000
<b>LEASE EXPIRATION DATE</b>	2/2/2030
<b>LEASE TERM</b>	20 Years
<b>TERM REMAINING</b>	10 Years
<b>INCREASES</b>	Increases Every Five Years
<b>OPTIONS TO RENEW</b>	6, 5-Year Options



## TENANT OVERVIEW

The first Kohl's department store opened in Brookfield, Wisconsin in 1962. When the company went public in 1992, there were 76 Kohl's stores in the Midwest. Kohls.com launched in 2001, giving Kohl's an online presence that has grown and evolved over the years. In 2003, it opened 28 stores in California, giving Kohl's a coast-to-coast presence for the first time in its history. That growth and expansion continued over the years and Kohl's now operates more than 1,100 stores in 49 states, along with the powerful e-commerce platform of Kohls.com.



# KOHL'S

### OVERVIEW

**TENANT TRADE NAME** Kohl's

**TENANT** Kohl's

**OWNERSHIP** Public

**LEASE GUARANTOR** Kohl's Department Store Inc.

**NUMBER OF LOCATIONS** 1,154+ Units

**HEADQUARTERED** Menomonee Falls, WI

**WEB SITE** www.kohls.com

**SALES VOLUME** \$20.23 Billion (2019)

**NET WORTH** \$6.13 Billion (2019)

**STOCK SYMBOL** KSS

**BOARD** NYSE

**CREDIT RATING** BBB

**RATING AGENCY** Standard & Poor (S&P)

**RANK** Number 95 on Fortune 500 (May 2019)



## ABOUT NEENAH

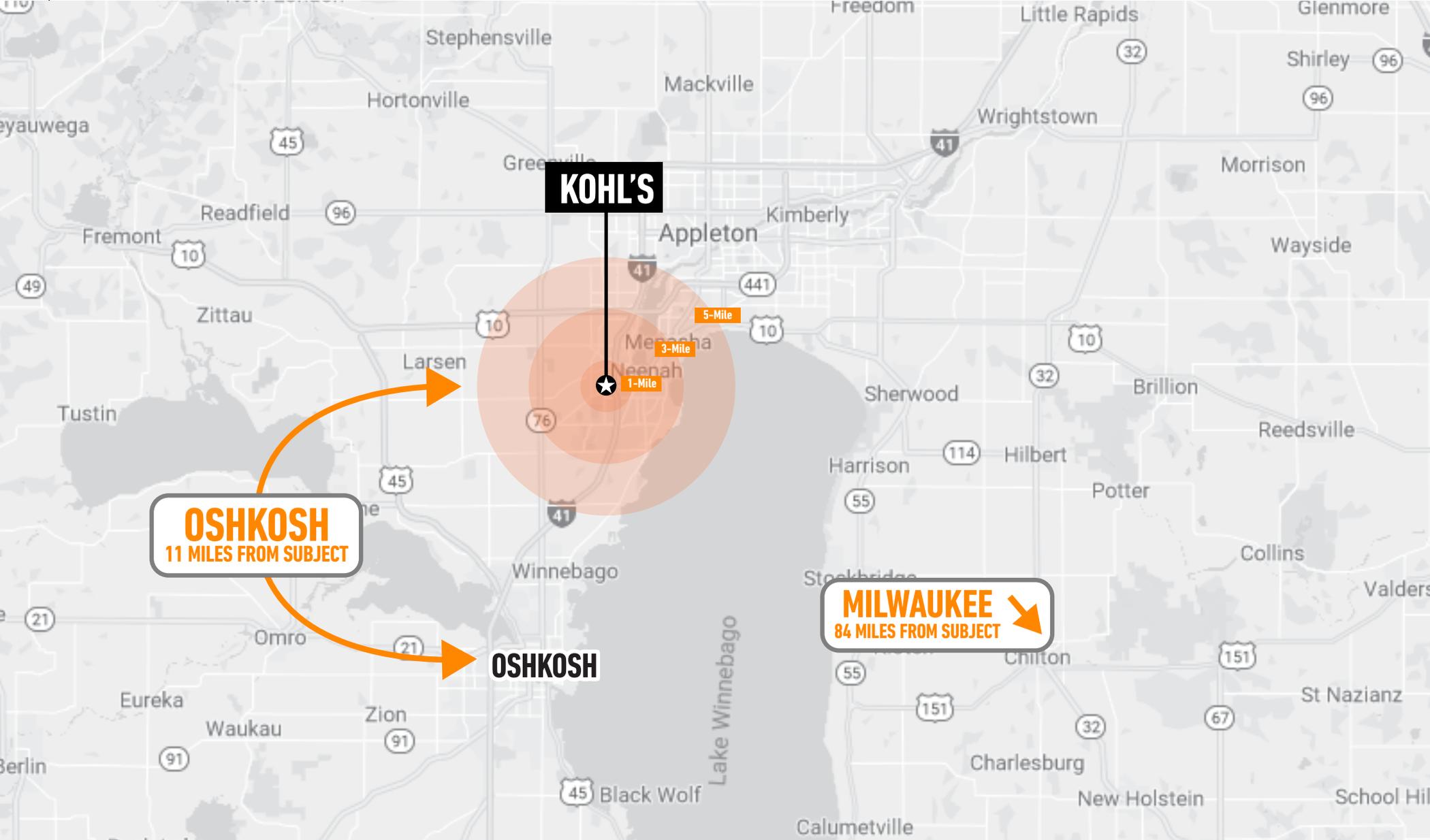
Neenah is a city in Winnebago County, Wisconsin. It is situated on the banks of Lake Winnebago, Little Lake Butte des Morts, and the Fox River, approximately forty miles southwest of Green Bay. Industrial manufacturing within Neenah has for many years represented the driving force of the local economy. Thirty percent of the City's workforce is employed in this industry. Paper production and machinery manufacturing, commercial printing, and machining/fabricating represent the major industrial activities which dominate within the city. Well-developed infrastructure which facilitates the production and movement of goods continues to be enhanced within the community. Its nationally-recognized historic downtown offers a variety of shopping and dining choices, and serves as a venue for numerous community festivals and events. The downtown has also become a thriving commercial business district, including being the corporate headquarters for major corporations such as Plexus Corp., Bemis Co., Alta Resources, Inc., and having a major presence from Kimberly-Clark Corp. and Bergstrom Corp.

The metro area's business climate has earned it the ranking of third best market for business development among all small metropolitan areas in the nation. Along with its outstanding public services, residents here enjoy a healthy and diverse economy, high quality medical care, excellent schools, churches and beautiful parks, various shopping options, and bountiful recreational, cultural and community activities.



ACTUAL PROPERTY

TULLAR RD



**OSHKOSH**  
11 MILES FROM SUBJECT

**MILWAUKEE**  
84 MILES FROM SUBJECT

	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
<b>2000 Population</b>	5,767	33,369	54,459	<b>2000 Households</b>	2,390	13,388	21,813	<b>2019 Average HH Income</b>	\$72,110	\$78,830	\$79,465
<b>2010 Population</b>	5,573	35,446	58,651	<b>2010 Households</b>	2,406	14,740	24,576	<b>2019 Median HH Income</b>	\$61,037	\$61,783	\$63,698
<b>2019 Population</b>	5,723	37,212	60,105	<b>2019 Households</b>	2,457	15,495	25,205	<b>2019 Per Capita Income</b>	\$30,958	\$32,825	\$33,324
<b>2024 Population</b>	5,794	37,825	60,832	<b>2024 Households</b>	2,486	15,756	25,514				

---

**BROKER HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS:**

---

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Broker and should not be made available to any other person or entity without the written consent of Broker.

This Marketing Brochure 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. Broker 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, 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker 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.

**NON-ENDORSEMENT NOTICE**

Broker is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Broker, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Broker, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR BROKER AGENT FOR MORE DETAILS.**



CONTACT US:

**JORDAN KOEPPEL**

LICENSED REAL ESTATE SALESPERSON

[jkoepfel@sabcap.com](mailto:jkoepfel@sabcap.com)

t. 646.809.8842

**SAB**

ACTUAL PROPERTY