

OFFERING MEMORANDUM

Oconomowoc, Wisconsin (Milwaukee MSA)



1688 Old School House Road, Oconomowoc, WI 53066



TABLE OF CONTENTS

03	Transaction Summary
04	Area Map
06	Aerial View
09	Exterior Photos
10	Market Overview
11	Tenant Summary

Connor Shell

Managing Director
407 913 9009
Connor@stream-cp.com
Lic: 01993313

Adam English

Managing Director
256 694 9803
Adam@stream-cp.com
Lic: 000096920-0

Jordan Shtulman

Managing Principal
847 226 4133
Jordan@stream-cp.com
Lic: 475.152062

Broker of Record: David J. Lange, Lic# 52435-90

Disclaimer

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **1688 Old School House Road, Oconomowoc, WI 53066**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

By accepting this Memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the Memorandum and all of the information contained therein only to evaluate this specific investment opportunity and for no other purpose and shall return this Memorandum together with any copies to SCP upon request. This Memorandum contains confidential material which is non-public information. Receipt of this Memorandum constitutes your acknowledgment that you will maintain the information contained herein in strict confidence.

All information contained herein has been provided by the Organization, its affiliates or other sources that SCP deems reliable; however, SCP has not independently verified any of the information, including the financial estimates and projections and selected real estate information, contained herein. This Memorandum includes information about the Organization, including selected financial information, estimates and projections that reflect various assumptions concerning anticipated results, which may or may not prove to be correct and selected real estate information which may or may not prove to be correct. Such projections and estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein.

In furnishing this Memorandum, none of the Organization, its affiliates or SCP undertakes any obligation to provide additional information or to correct or update any of the information set forth in the Memorandum. None of the Organization, its affiliates or SCP makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein in this Memorandum, or made available in connection with any further investigation of the Organization, and nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future. The recipient should rely solely on the representations and warranties made to it by the Organization or its affiliates in any executed definitive agreement. Under no circumstances should the Organization, its affiliates or any of their management, directors, shareholders, employees, customers or vendors be contacted directly.

TRANSACTION SUMMARY

Purchase Price: \$3,716,607

Cap Rate: 5.10%

Annual Rent: \$189,547



Lease Summary

Tenant:	Firestone
Guarantor:	Bridgestone Retail Operations, LLC
Lease Type:	NNN
Landlord Responsibilities:	None
Remaining Lease Term:	17.5 years
Lease Commencement:	11/28/2017
Rent Commencement:	12/8/2017
Lease Expiration:	12/31/2037
Rent Increases:	10% every 5 years beginning in year 11
Options to Renew:	Four, 5 years options

Property Specifications

Location:	1688 Old School House Road, Oconomowoc, WI 53066
Building Size:	8,256 SF
Lot Size:	.59 acres
Year Built:	2017

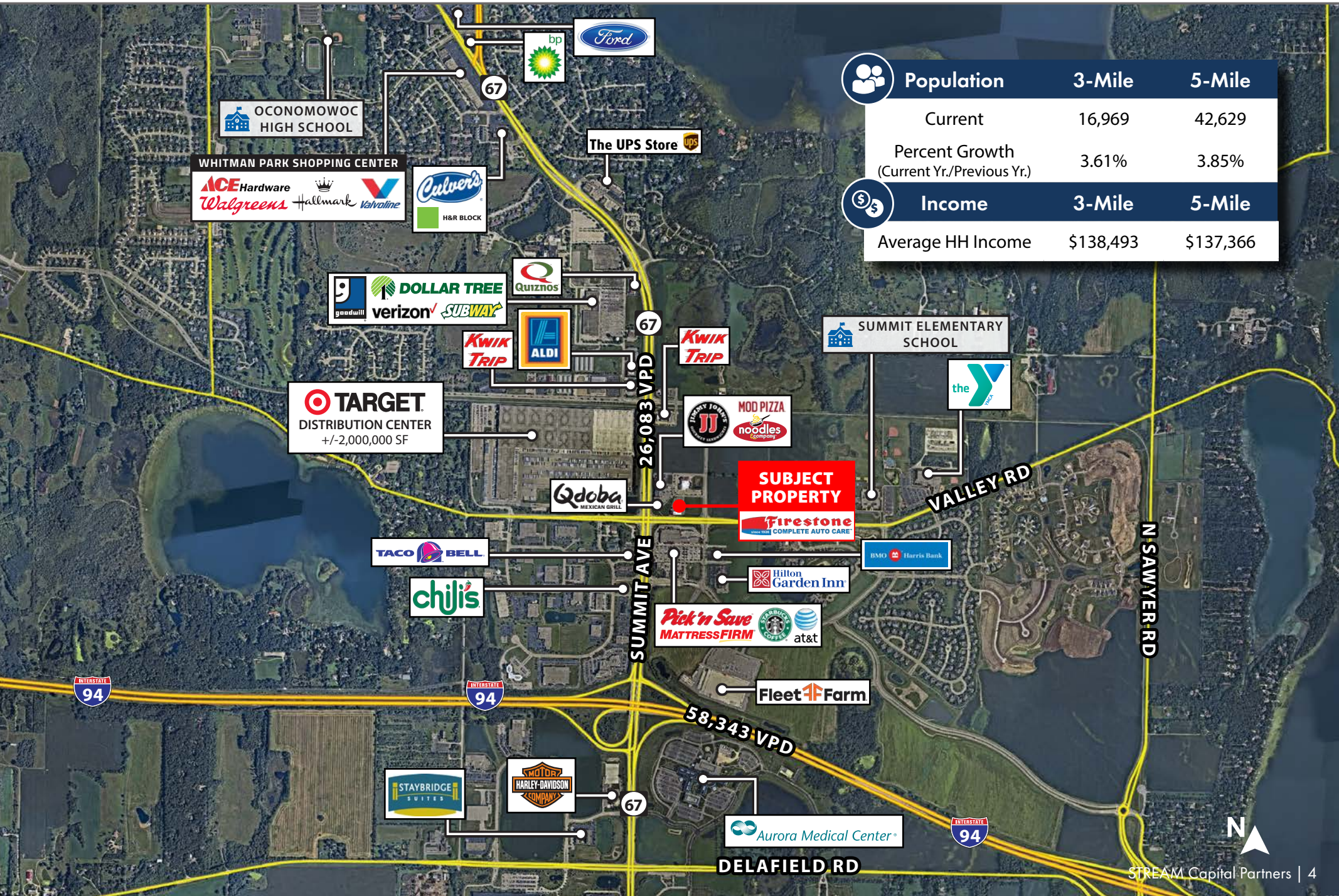


Investment Highlights

- Absolute NNN Lease with Over 17.5 Years Remaining on Base Term
- Strong Corporate Guarantee from Internet Resistant Tenant
- 10% Increases Every 5 Years, Beginning in Year 11
- Property Located Adjacent to a +/-2,000,000 SF Target Distribution Facility
- High Income Suburb of Milwaukee | Average HH Income in Excess of \$135K



AREA MAP



Population	3-Mile	5-Mile
Current	16,969	42,629
Percent Growth (Current Yr./Previous Yr.)	3.61%	3.85%
Income	3-Mile	5-Mile
Average HH Income	\$138,493	\$137,366

AERIAL VIEW



AERIAL VIEW

**SUBJECT
PROPERTY**

Firestone
since 1926
COMPLETE AUTO CARE™

ROUNDY'S®
DISTRIBUTION CENTER
+1,000,000 sf

**STAYBRIDGE
SUITES**

Aurora Medical Center®

Fleet Farm

94
58,343
CARS PER DAY

ProHealth CARE

**Hilton
Garden
Inn**

MATTRESS FIRM
BARNES
DIAMONDS & DESIGNS

AT&T

**Waukesha
State Bank**

chili's

**TACO
BELL**

Pick n Save
New every day

4,923
CARS PER DAY

Valley Rd.

Summit Ave.

QDOBA
MEXICAN EATS™

26,083
CARS PER DAY

**NOODLES
& COMPANY**
usbank
MOD

AERIAL VIEW



Silver Lake

TARGET
DISTRIBUTION CENTER
+/-2,000,000 sf

4,923
CARS PER DAY

QDOBA
MEXICAN EATS

STEIN'S
GOLDEN & WHITE

KWIK TRIP

NOODLES & COMPANY
usbank
MOD

26,083
CARS PER DAY

Summit Ave.

Valley Rd.

Pick n' Save
New every day

SUBJECT PROPERTY
Firestone
SINCE 1926
COMPLETE AUTO CARE

EXTERIOR PHOTOS



MARKET OVERVIEW



MILWAUKEE, WI MSA

Located 35 miles northwest of Milwaukee, Wisconsin, the city of Oconomowoc, Wisconsin is a quaint community covering 12.18 square miles in Waukesha County, Wisconsin with a population of 16,579. Oconomowoc is considered one of the best places to live in Wisconsin, known for its rich history in historic homes and locations that make up the city's history. Oconomowoc is located in close proximity to some of the Midwest's most esteemed cultural epicenters, as well as maintains a strong culture, vibrant economy and unmistakable smaller city charm all its own.

MARKET OVERVIEW

The greater Milwaukee region is home to a population of 1.57 million people, with about 600,000 in Milwaukee alone. Interstate I-94, which provides a direct route to Chicago, and I-43, which runs north south through the state, are the major highways running through the city. Milwaukee's low housing costs, location on Lake Michigan, and advanced healthcare system provide residents with a good quality of life. Additionally, it has one of the shortest commute times among metro areas in the nation. There are 27 four-year colleges and universities in the area, including University of Wisconsin-Milwaukee and Marquette University.

The Milwaukee region's economy is diversified; there are ten leading industries. Milwaukee is ranked #2 in the nation for manufacturing jobs, which account for 15% of regional employment. The \$10.5 billion Water Technologies market accounts for 20,000 jobs. The region represents 4% of the total world water business. It is also a "Smart Energy Hub" with 900 Energy companies producing \$38 billion in sales. The state of Wisconsin ranks fifth nationally for food & beverage; this industry employs 15,000 in the Milwaukee region. Finally, the Finance & Insurance sector employs 7% of the region. Northwestern Mutual has campuses in Milwaukee which employs over 5,000. Also, the Milwaukee region is home to 13 Fortune 1000 companies including Northwestern Mutual, Manpower Group, and Harley Davidson.

The biggest employers in the metro area are in healthcare. Aurora Healthcare, the area's largest healthcare system, employs 25,900, Ascension Wisconsin employs 15,500, and Froedtert Health employs 10,900 people. The Milwaukee Regional Medical Center's Blood Research Institute is world-renowned, and the Children's Hospital of Wisconsin is rated #3 in the nation. Columbia St. Mary's and Wheaton Franciscan Healthcare also have facilities in the region and are part of Ascension Health.



Tourism supported
52,357 full-time jobs



Direct visitor
spending in 2018
totaled **\$3.2 billion**



Tourism contributes
\$5.7 Billion to
Milwaukee's economy

TENANT SUMMARY



Firestone Complete Auto Care was established in 1926. The business provides auto services and tires in over 1,700 locations. Its parent company, Firestone Tire and Rubber Company, dates back to 1900 in Akron, Ohio. Their offering includes tires and tire servicing, construction products, roofing material, industrial air springs, natural rubber and rubber components. The brand made its mark on the Indy 500 in 1920, when the race was won on a set of Firestone tires. They have been innovators since the beginning, developing products for specific industries. They introduced a non-skid tread design in 1908 and developed the low-pressure balloon tire in 1922. In 1932, Harvey Firestone was focused on the farming industry, and a low-pressure pneumatic tractor tire was developed. Around the time of the Second World War, they made tires for military vehicles. By 1955, Firestone was the world's largest rubber producer, and by 1975, the company was present in 28 countries on six continents.

Firestone joined forces with Japanese rubber company Bridgestone in 1988, creating the world's largest tire and rubber company. Headquarters relocated to Nashville, TN four years later. This \$20.7 billion company now employs over 140,000 people. Similar to Firestone, innovation is key to Bridgestone's culture. The Bridgestone Americas Center for Research and Technology in Akron is a state-of-the-art facility where significant discoveries have been made. There is also a research facility in Mesa, Arizona that is focused on natural rubber resources. Additionally, the Firestone Tire and Testing Center, located in Columbiana, OH, is the world's only research center whose singular focus is testing agricultural tires. Beyond tires, Fishers, Indiana is home to two technical centers for Firestones Building and Industrial products.

Overall, Bridgestone Americas has 50 production facilities and employs 55,000 people in the Americas. Tire sales account for 83% of the company's business, with about 48% of sales coming from the Americas. The company's largest shareholder is the Ishibashi Foundation, formed by Bridgestone founder Shojiro Ishibashi, which owns 10.7% of the corporation.

A red Firestone pickup truck is shown from a front-three-quarter view, driving on a dirt road. The truck has a large black grille with the Firestone logo, a black bumper, and large off-road tires. The background shows a hazy, mountainous landscape.

Firestone Tire and Service Center has over 4,000 hardworking ASE-certified technicians and over 1,700 locations.



CONTACT INFORMATION

Connor Shell
Managing Director
407 913 9009
Connor@stream-cp.com
Lic: 01993313

Adam English
Managing Director
256 694 9803
Adam@stream-cp.com
Lic: 000096920-0

Jordan Shtulman
Managing Principal
847 226 4133
Jordan@stream-cp.com
Lic: 475.152062

Broker of Record: David J. Lange, Lic. #52435-90



Birmingham
AL

Greenwich
CT

Los Angeles
CA

Chicago
IL

Charlotte
NC

Ft. Lauderdale
FL

Phoenix
AZ

Newport Beach
CA

4201 WEST IRVING PARK ROAD | SUITE 200 | CHICAGO, IL | WWW.STREAM-CP.COM