



# McDONALD'S GROUND LEASE

MILWAUKEE, WISCONSIN

YURAS  
AICALE  
FORSYTH  
CROWLE

Leased Investment Team

## OFFERING MEMORANDUM

### \$1,593,000 | 3.25% CAP RATE

- » Long-Term Absolute NNN Ground Lease to Investment Grade Tenant
- » McDonald's (NYSE: "MCD") is the World's Largest Chain of Hamburger Fast Food Restaurants, Serving 69 Million Customers Daily in 120 Countries Across 39,198 Outlets
- » McDonald's is an Investment Grade Tenant, with a "BBB+" Credit Rating From Standard & Poor's and a "Baa1" Credit Rating From Moody's
- » No Landlord Responsibilities - Ideal Zero-Management Investment Opportunity
- » High-Traffic Location Near Strong Traffic Drivers
- » Excellent Visibility with Access To 42,500 VPD Directly in Front of the Property on West Silver Spring Drive Near the North 60th Street (25,800 AADT) Signalized Intersection
- » Centrally Located Near Highly Trafficked Milwaukee Thoroughfares Including Highway 145/West Fond Du Lac Avenue (104,000 AADT), Interstate 41 (149,000 AADT), and Interstate 43 (148,000 AADT)
- » Near National Tenants Such as Walmart Supercenter, Walgreens, ALDI, and Many More
- » Prominent Location With Access to a Large Customer Base
- » 353,429 Residents With an Average Annual Household Income of \$69,325 Live Within a Five-Mile Radius
- » Nine Miles From Downtown Milwaukee (577,222 Residents)



ACTUAL SITE

# TABLE OF CONTENTS

## INVESTMENT SUMMARY

## AERIALS

## SITE PLAN

## TENANT SUMMARY

## PROPERTY OVERVIEW

## AREA OVERVIEW

## DEMOGRAPHIC PROFILE

## LEAD BROKERS

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

**YURAS  
AICALE  
FORSYTH  
CROWLE**

Leased Investment Team

[www.YAFteam.com](http://www.YAFteam.com)



# INVESTMENT SUMMARY

<b>ADDRESS</b>	5739 West Silver Spring Drive, Milwaukee, Wisconsin		
<b>PRICE</b>	<b>\$1,593,000</b>		
<b>CAP RATE</b>	<b>3.25%</b>		
<b>NOI</b>	\$51,750		
<b>TERM</b>	10+ years remaining		
<b>RENT COMMENCEMENT</b>	April 3, 2001		
<b>LEASE EXPIRATION</b>	January 31, 2033		
<b>RENTAL INCREASES</b>	8% rental increases every five (5) years		
	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	2/1/23 – 1/31/28	\$51,750	3.25%
	2/1/28 – 1/31/33	\$55,890	3.51%
	2/1/33 – 1/31/38 (Option 1)	\$60,361	3.80%
	2/1/38 – 1/31/43 (Option 2)	\$65,190	4.10%
	2/1/43 – 1/31/48 (Option 3)	\$71,709	4.43%
	2/1/48 – 1/31/53 (Option 4)	\$78,879	4.78%
<b>YEAR RENOVATED</b>	2019		
<b>BUILDING SF</b>	2,500 SF		
<b>PARCEL SIZE</b>	1.026 acres (44,713 SF)		
<b>LEASE TYPE</b>	Absolute NNN ground lease, with tenant responsible for all taxes, insurance, maintenance, and repair, including roof, structure, and parking lot		

## LONG-TERM ABSOLUTE NNN GROUND LEASE TO ICONIC CORPORATE TENANT

- » Long-term absolute NNN ground lease with scheduled rental increases every five years, providing a hedge against inflation
- » Long operating history exemplifies the tenants dedication to this location
- » McDonald's (NYSE: "MCD") is the world's largest chain of hamburger fast food restaurants, serving over 69 million customers daily in 120 countries across 39,198 outlets
- » McDonald's is an investment grade tenant, with a "BBB+" credit rating from Standard & Poor's and a "Baa1" credit rating from Moody's
- » No landlord responsibilities, providing an ideal zero-management investment opportunity

## HIGH-TRAFFIC LOCATION NEAR STRONG TRAFFIC DRIVERS

- » Excellent visibility with access to 42,500 vehicles per day directly in front of the property on West Silver Spring Drive near the North 60th Street (25,800 AADT) signalized intersection
- » Centrally located near highly trafficked Milwaukee thoroughfares including Highway 145/ West Fond Du Lac Avenue (104,000 AADT), Interstate 41 (149,000 AADT), and Interstate 43 (148,000 AADT)
- » Surrounded by national tenants such as Walmart Supercenter, Walgreens, ALDI, U-Haul, Family Dollar, Popeyes, AutoZone, and many more
- » Near many well-attended schools, including Cardinal Stritch University (5,842 students), Milwaukee Marshall High School (1,049 students), Congress Public School (769 students), and numerous others
- » Close to several large hospitals including Ascension SE Wisconsin Hospital - St. Joseph Campus (323 beds) and Froedtert & Medical College of Wisconsin (702 beds, over 1,000 medical, nursing, and health technical students annually)

## PROMINENT LOCATION WITH ACCESS TO A LARGE CUSTOMER BASE

- » 353,429 residents with an average annual household income of \$69,325 live within a five-mile radius
- » Less than three miles from Sherman Gardens Apartments (66 units), Silver Spring Square (48 units), and Villard Square Apartments (47 units) with proximity to many single family homes, establishing a reliable customer base for the site
- » Beneficial proximity to Timmerman Airport, Waukesha County Airport (1,000 employees, 61,471 aircraft operations), and General Mitchell International Airport (4.5 million annual passengers in 2021)
- » Nine miles from Downtown Milwaukee (577,222 residents), the most populous city in Wisconsin visited by 29 million visitors in 2019 with \$2.2 billion in direct visitor spending in the area





MILWAUKEE  
(10.8 miles)

Marquette University  
High School  
(1,028 students)

Aurora St Luke's  
Medical Center  
(983 beds)

Ascension SE  
Wisconsin Hospital -  
St. Joseph Campus  
(323 beds)

Children's Wisconsin  
- Milwaukee Hospital  
(298 beds)

Milwaukee  
County Zoo  
(1.2 million annual visitors)



Clemens  
Public School  
(309 students)



Congress  
Public School  
(769 students)



Hampton  
Public School  
(189 students)



Milwaukee Marshall  
High School  
(1,049 students)



Milwaukee  
German Immersion School  
(595 students)

Kilbourn  
Public School  
(296 students)

Browning  
Elementary School  
(321 students)

West Silver Spring Drive  
(42,500 AADT)



US Army Reserve  
Drill Center



North 60th Street  
(25,800 AADT)



LAKE  
MICHIGAN

Cardinal Stritch  
University  
(5,842 students)

INDUSTRIAL REGION

Walmart  
Supercenter

Lincoln Park  
Golf Course



Barack Obama  
School of Career and  
Technical Education  
(730 students)

us bank



Hampton  
Public School  
(189 students)

Havenwoods  
State Forest

US Army Reserve  
Drill Center

West Silver Spring Drive  
(42,500 AADT)

McGovern  
Park

WALTHERS



Browning  
Elementary School  
(321 students)

North 60th Street  
(25,800 AADT)

FAMILY DOLLAR  
my family, my family dollar.

metro  
by T-Mobile

AutoZone

POPEYES  
\*LOUISIANA KITCHEN\*





LAKE  
MICHIGAN

Milwaukee  
Country Club

Brown Deer  
Middle High School  
(724 students)

Harbor Pointe  
Apartments  
(412 units)



The Wisconsin Club  
Country Club



Clara Barton  
Elementary School  
(250 students)



Havenwoods  
State Forest

US Army Reserve  
Drill Center

West Silver Spring Drive  
(42,500 AADT)



Browning  
Elementary School  
(321 students)

North 60th Street  
(25,800 AADT)





MADISON  
(82.7 miles)



Froedtert North Hills  
Health Center  
(702 beds)

TIMMERMAN  
AIRPORT  
(2.9 miles)



Engleburg  
Public School  
(306 students)

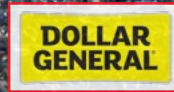


Bryant  
Elementary School  
(206 students)

James Madison  
Academic Campus  
(674 students)

West Fond Du Lac Avenue  
(104,000 AADT)

Carmen  
Middle/High of Science  
and Technology:  
Northwest Campus  
(670 students)



Browning  
Elementary School  
(321 students)

Kluge  
Public School  
(390 students)



Westlawn  
Gardens



North 60th Street  
(25,800 AADT)



West Silver Spring Drive  
(42,500 AADT)



# SITE PLAN



WEST SHERIDAN AVENUE

NORTH 60TH STREET

WEST SILVER SPRING DRIVE

PARKING ZONE

PARKING ZONE

PARKING ZONE

DRIVE-THRU  
McDonald's  
2,500 SF

metro  
by T-Mobile  
AutoZone

BIKE PATH





# TENANT SUMMARY



McDonald's is the world's largest chain of hamburger fast food restaurants, serving over 69 million customers daily in 120 countries across 39,198 outlets. McDonald's primarily sells hamburgers, cheeseburgers, chicken, fries, breakfast items, soft drinks, milkshakes, and desserts. In response to changing consumer tastes, the company has expanded its menu to include salads, fish, wraps, smoothies and fruit.

The cornerstone of McDonald's success is their powerful and enduring brand. By leveraging their competitive strengths—iconic menu items that customers love, a unique franchise model that empowers local entrepreneurs, size and scale that makes operational investments efficient, and a global well-diversified geographic footprint—McDonald's has become the world's leading global food service retailer. McDonald's has a "BBB+" credit rating from Standard & Poor's and a "Baa1" credit rating from Moody's.

For more information, please visit [www.mcdonalds.com](http://www.mcdonalds.com)

<b>TICKER</b>	<b>NYSE: "MCD"</b>	<b># OF LOCATIONS</b>	<b>39,198+</b>
<b>REVENUE</b>	<b>\$21B</b>	<b>HEADQUARTERS</b>	<b>Chicago, IL</b>

# LEASE ABSTRACT

<b>TENANT</b>	McDonald's Corporation		
<b>ADDRESS</b>	<a href="#">5739 West Silver Spring Drive, Milwaukee, Wisconsin</a>		
<b>RENT COMMENCEMENT</b>	April 3, 2001		
<b>LEASE EXPIRATION</b>	January 31, 2033		
<b>RENEWAL OPTIONS</b>	Four (4) five (5) year options		
<b>RENTAL INCREASES</b>	<b>YEAR</b> 2/1/23 – 1/31/28 2/1/28 – 1/31/33 2/1/33 - 1/31/38 (Option 1) 2/1/38 - 1/31/43 (Option 2) 2/1/43 - 1/31/48 (Option 3) 2/1/48 - 1/31/53 (Option 4)	<b>RENT</b> \$51,750 \$55,890 \$60,361 \$65,190 \$71,709 \$78,879	<b>RETURN</b> 3.25% 3.51% 3.80% 4.10% 4.43% 4.78%
<b>REAL ESTATE TAXES</b>	Tenant shall pay for all real estate taxes.		
<b>INSURANCE</b>	Tenant is responsible for all insurance costs.		
<b>REPAIR &amp; MAINTENANCE</b>	Tenant is responsible for all maintenance costs.		
<b>MAINTENANCE BY LANDLORD</b>	None		
<b>RIGHT OF FIRST OFFER</b>	Tenant has a continuous right of first offer to purchase the Premises within 30 days after Landlord's notice.		



# PROPERTY OVERVIEW

## LOCATION

McDonald's has excellent visibility with access to 42,500 vehicles per day directly in front of the property on West Silver Spring Drive near the North 60th Street (25,800 AADT) signalized intersection. The site is centrally located near highly trafficked Milwaukee thoroughfares including Highway 145/West Fond Du Lac Avenue (104,000 AADT), Interstate 41 (149,000 AADT), and Interstate 43 (148,000 AADT). The property is near Walmart Supercenter, Walgreens, ALDI, U-Haul, Family Dollar, Popeyes, AutoZone, and many more national tenants. The site is also near many well-attended schools, including Cardinal Stritch University (5,842 students), Milwaukee Marshall High School (1,049 students), Congress Public School (769 students), and numerous others.

The property is close to several large hospitals including Ascension SE Wisconsin Hospital - St. Joseph Campus (323 beds) and Froedtert & Medical College of Wisconsin (702 beds with over 1,000 medical, nursing and health technical annual students). The location is densely populated with 353,429 residents with an average household income of \$69,325 living within a five-mile radius. The site maintains beneficial proximity to Timmerman Airport, Waukesha County Airport (1,000 employees, 61,471 aircraft operations), and General Mitchell International Airport (4.5 million annual passengers in 2021). The property is nine miles from Downtown Milwaukee (577,222 residents), the most populous city in Wisconsin visited by 29 million visitors in 2019 with \$2.2 billion in direct visitor spending in the area.

## ACCESS

Access from West Silver Spring Drive and West Sheridan Avenue, and cross access from North 60th Street

## TRAFFIC COUNTS

West Silver Spring Drive:	42,500 AADT
North 60th Street:	25,800 AADT
Highway 145/West Fond Du Lac Avenue:	104,000 AADT
Interstate 41:	149,000 AADT
Interstate 43:	148,000 AADT

## PARKING

52 parking stalls, including three (3) handicap stalls

## YEAR RENOVATED

2019

## NEAREST AIRPORT

Timmerman Airport (MWC | 2.8 miles)



**52**  
PARKING  
STALLS



**2019**  
YEAR RENOVATED



**42K**  
TRAFFIC  
COUNT (AADT)



# AREA OVERVIEW

Milwaukee is in southeast Wisconsin, on the western bank of Lake Michigan, an hour and thirty minutes west of the state capital, Madison. Milwaukee is the 31st largest city in the United States and the largest city, by population, in Wisconsin with a 2020 population of 577,222. Once known almost exclusively as a manufacturing and brewing powerhouse, Milwaukee's economy has changed with the national shift to a service-based economy. In the past few decades, major new additions to the city include the Milwaukee Riverwalk, the Wisconsin Center, American Family Field, Fiserv Forum, the Calatrava (an internationally renowned addition to the Milwaukee Art Museum), and Pier Wisconsin, as well as major renovations to the University of Wisconsin – Milwaukee Panther Arena. Milwaukee is the economic hub of the southeast region and the entire state of Wisconsin. Milwaukee's economic structure reveals a diversified economy with strong service and manufacturing sectors. It is a premiere center for advanced manufacturing, fresh water research and development, clean and green technology, health care, biomedical technology, and financial services. These core industries spur innovation, business formation, and growth, a strong and growing entrepreneurial climate, and provide a boost to Milwaukee's national and global competitiveness. Milwaukee plays an important role in international and domestic trade. The Port of Milwaukee is an international seaport providing transportation and distribution services to commercial businesses in the area. The Port of Milwaukee processed 2.8 million metric tons of cargo in 2020, up 5.4% from 2019. The port is served by the Union Pacific and Canadian Pacific railways and has convenient access to the interstate highway system. Milwaukee's transportation system is a gateway for tourism, conventions, commerce, business growth, and economic development. Tourism is a major contributor to the local economy. Milwaukee's arts, entertainment, professional sports, restaurants, parks, conventions, and businesses attract millions of visitors a year. There are 20 major annual festivals hosted in Milwaukee. Summerfest is promoted as the world's largest music festival and attracts about one million attendees each year. Milwaukee's ethnic festivals include the nation's largest Native American, Polish, Italian, and three-day German festivals along with the world's largest Irish festival. The Milwaukee Bucks, an NBA basketball team has driven development with a new arena, which has been called the best state-of-the-art facility in the country.

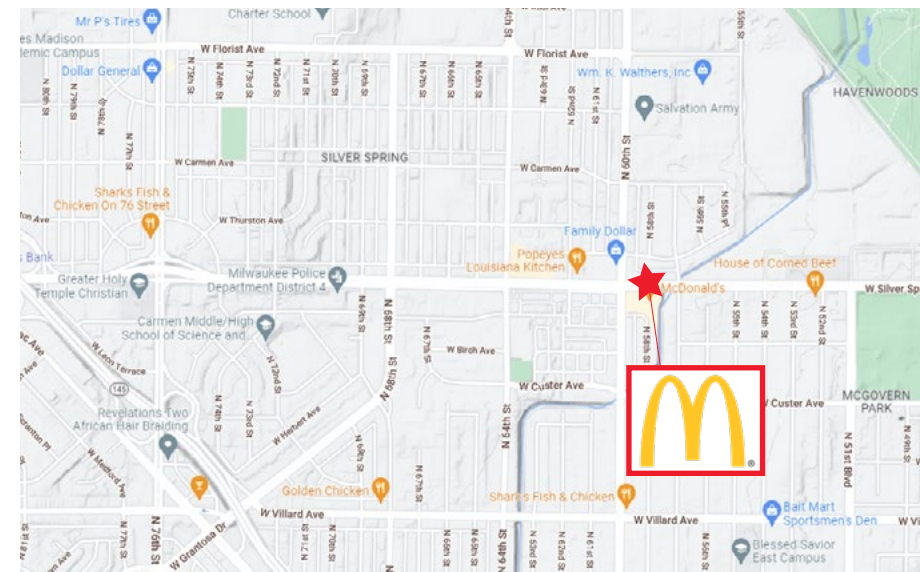
Milwaukee County is, by population, the largest county in the State of Wisconsin and the 47th largest in the United States with 951,448 residents. Located on the shores of Lake Michigan and covering 241 square miles, Milwaukee County is a mixture of metropolitan, suburban, and rural living. Milwaukee County is one of the few fully-incorporated counties in the United States and includes 19 municipalities that range from a large urban center in the City of Milwaukee with 595,047 residents to small villages such as River Hills with a population of 1,597. Milwaukee County is a Midwestern hub for business, travel, industry, recreation, and culture. A strong sense of community makes Milwaukee County a great place to live, work, and raise a family.

- » The City of Milwaukee continues to maintain investment-grade ratings of "AA-" from Fitch and an "A" from S&P Global, according to the City's most recent 2021 General Obligation Bonds and Notes.
- » Milwaukee is the main cultural and economic center of Milwaukee-Racine-Waukesha metropolitan area with a combined population of 2.05 million.
- » Milwaukee is home to ten Fortune 1000 company headquarters, including household names such as Johnson Controls, Northwestern Mutual, and Harley-Davidson.

## LARGEST EMPLOYERS IN MILWAUKEE, WI

## # OF EMPLOYEES

ADVOCATE AURORA HEALTH	28,557
FROEDTERT AND COMMUNITY HEALTH	13,472
MEDICAL COLLEGE OF WISCONSIN	10,746
CHILDREN'S HOSPITAL AND HEALTH	8,400
MEDICAL COLLEGE OF WISCONSIN	6,324
CHILDREN'S HOSPITAL AND HEALTH SYSTEM	5,436
ROCKWELL AUTOMATION INC	5,000
U.S. BANK NA	3,700
ROCKWELL AUTOMATION INC	3,600
THE MARCUS CORP.	3,098





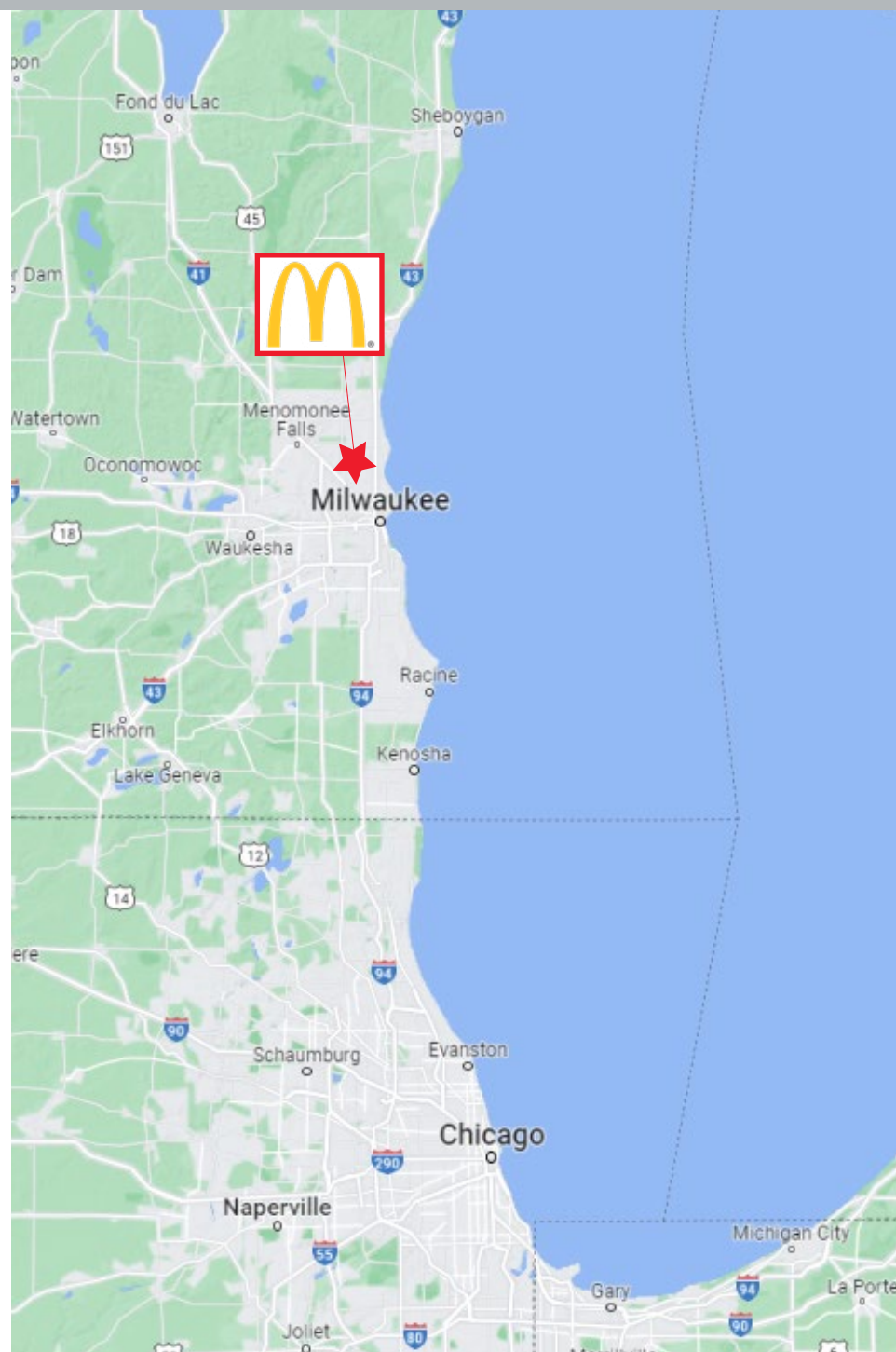
# DEMOGRAPHIC PROFILE

2021 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>19,399</b>	<b>147,860</b>	<b>353,429</b>
Households	6,758	55,254	135,340
Families	4,724	36,349	86,137
Average Household Size	2.86	2.65	2.59
Owner Occupied Housing Units	3,128	27,067	69,233
Renter Occupied Housing Units	3,630	28,187	66,107
Median Age	29.7	33.2	34.7
<b>Average Household Income</b>	<b>\$46,913</b>	<b>\$54,537</b>	<b>\$69,325</b>

2026 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>20,048</b>	<b>147,435</b>	<b>353,407</b>
Households	6,979	54,948	135,171
Families	4,872	36,117	85,902
Average Household Size	2.86	2.65	2.59
Owner Occupied Housing Units	3,174	27,523	70,454
Renter Occupied Housing Units	3,805	27,425	64,717
Median Age	30.7	33.9	35.1
<b>Average Household Income</b>	<b>\$53,531</b>	<b>\$61,822</b>	<b>\$78,279</b>



**POPULATION OF 353,429  
WITHIN FIVE MILES**





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