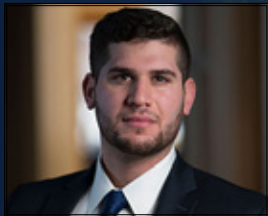




1589 E SUMNER STREET | HARTFORD, WI 53207

OFFERING MEMORANDUM

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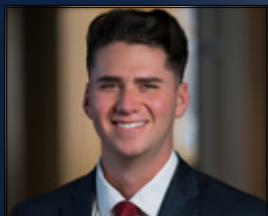
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1589 E SUMNER STREET | HARTFORD, WI 53207

OFFERING MEMORANDUM

EXECUTIVE OVERVIEW

OFFERING SUMMARY

Matthews Real Estate Investment Services™ is pleased to exclusively offer a 16,399-square-foot freestanding (condo interest) ALDI in Hartford, WI (Milwaukee MSA) - located on the eastern portion of Hartford's main retail corridor. ALDI has elected to renew early in the middle of 2019, (EXP Aug 2030) and plans to invest significantly into a store expansion.

The property has excellent access and visibility on RT 60 (E. Sumner St) (Traffic Count: 25,000 VPD). ALDI is strategically positioned as the "Anchor" tenant to a 6-tenant center directly next to the subject property. The site benefits from its location within one of the only retail nodes in Hartford, that attracts shoppers from surrounding counties near and far. Major players in this market include Starbucks, McDonald's, Jimmy Johns, Dunkin Donuts, Walgreens, Culvers, PNC, Walmart, Aurora Urgent Care, Froedtert Health Center, Super 8, Wyndham, and Aurora Medical Center (Washington County).

Furthermore, the site enjoys strong Average Household Incomes in the 1-Mile (\$74,000) annually. The property is being offered "free and clear" of any existing debt.

INVESTMENT HIGHLIGHTS



GROCERY ANCHOR LONG TERM LEASE: ALDI has elected to renew early at this site, proving their commitment to this store in the long term. With over 8 years remaining on the primary lease term, the property plans to be a staple in this market.



LIMITED OWNER RESPONSIBILITIES: The tenant is on a "NN" lease, Landlord is only responsible for the roof and structure of the building. All other expenses are paid by the tenant directly. ALDI reimburses the Landlord for all operating expenses associated with the property.



STRONG BRAND PROFILE: ALDI is one of the dominant players in value-oriented grocery goods in the United States. The privately owned business has over 2,000 stores in 37 states. More than 40 million customers each month benefit from shopping inside ALDI. For the seventh year in a row, ALDI was recognized as a value leader among U.S Grocery Stores.



EARLY RENEWAL: ALDI has elected to renew their lease early (2019) for an additional 10 years (without concession) pushing the expiration date though August of 2030. This shows strong long-term commitment to the site.



PRISTINE CONSTRUCTION: The construction of the building was completed in early 2013 to ALDI's very high standards. The newer construction building will have very limited repairs to the portion LL is responsible for.



Aurora Health Care

uscellular
AUTHORIZED AGENT

AutoZone

ups SHERWIN WILLIAMS. DQ

PACK AND SHIP
AND MORE STORE

COST CUTTERS
HAIR SALON

NAPA

Culver's

Walgreens

LANDMARK
CREDIT UNION

Kwik Trip

McDonald's

Froedtert & MEDICAL COLLEGE of WISCONSIN

CHERRY
auto

Pizza Hut SUBWAY

Starbucks

TACO BELL

Super 8
BY WYNDHAM

Salon East
SALON & SPA

JJ JIMMY JOHN'S ANYTIME FITNESS
Get to a healthier place.

E SUMNER ST ± 22,500 VPD

ALDI

Sals FOK BROS PIZZA

H&R BLOCK

DUNKIN'

Associated Bank

PIKE LAKE
± 1.0 MILES



\$3,109,854

LIST PRICE



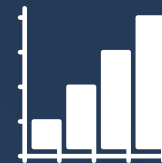
\$171,042

NOI



± 8.2 YRS

TERM REMAINING



5.50%

CAP RATE

BUILDING INFO

Address	1589 E Sumner Street Hartford, WI, 53207
County	Washington
GLA	±16,399 SF
Year Built	2013
APN	36-2203002007

TENANT SUMMARY

Tenant	ALDI
Type of Ownership	Condo Interest
Lease Guarantor	Corporate
Lease Type*	NN*
Original Lease Term	10 Years
Lease Commencement Date	12/1/13
Lease Expiration Date	8/31/30
Term Remaining	± 8.20 Years
Increases	5% Every 5 Years In Option Period

* The Adjacent Retail owner maintains the commons areas and all expenses associated with the ALDI owner. ALDI reimburses the landlord for all operating expenses.

ANNUALIZED OPERATING DATA

Term	Lease Years	Annual Rent	Monthly Rent	Rent PSF
Current	1-10	\$171,042	\$14,254	\$10.43
First Renewal	11-15	\$179,569	\$14,964	\$10.95
Second Renewal	16-20	\$188,589	\$15,716	\$11.50
Third Renewal	21-25	\$197,936	\$16,495	\$12.07
Fourth Renewal	36-40	\$207,939	\$17,328	\$12.68

FINANCING INQUIRIES

For financing options reach out to:

CHAD PLUMLY
(818) 606-9476
chad.plumly@matthews.com





TENANT OVERVIEW



2,150+

US LOCATIONS (2022)



25,000+

EMPLOYEES (2022)

TENANT OVERVIEW

ALDI, Inc. has been in the US market for over 40 years. Founded by the Albrecht family, the first ALDI store opened in 1961 in Germany, making ALDI the first discounter in the world. Headquartered in Batavia, Illinois, ALDI now has more than 2,150 stores across 36 states, employs over 25,000 people and has been steadily growing since opening its first US store in Iowa in 1976.

The no-frills grocery shopping experience focuses on customers first - delivering high quality food they're proud to serve their family, responsive customer service, everyday low prices and a quick-and-easy shopping experience with only four to five aisles and all the essentials. They carry the weekly must-haves and display them in their designed shipping boxes to help save time and resources to restock shelves.

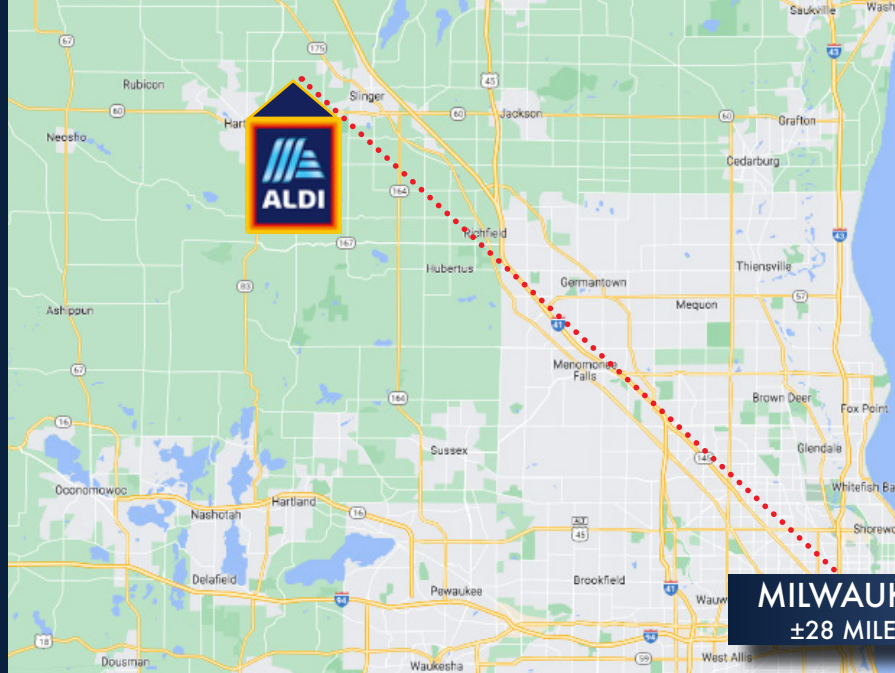
±150

NEW SITES OPENING (2022)

Aldi partner's with a wide variety of growers to offer a wide variety of fresh, in-season produce, including organic fruits and vegetables. From USDA Choice meats to gluten-free and organic foods, Aldi is committed to bringing our shoppers the highest quality products at low, low prices.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	4,204	20,311	29,113
2022 Estimate	4,004	19,615	28,217
Growth: 2022-2027	5.00%	3.55%	3.18%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	1,758	8,448	12,001
2022 Estimate	1,668	8,122	11,574
Growth: 2022-2027	5.38%	4.01%	3.69%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$75,626	\$78,873	\$89,831



AREA OVERVIEW

MILWAUKEE
±28 MILES

HARTFORD , WI

Part of Washington County and located in the northeast section of the Milwaukee region. It is home to approximately 16,000 residents: offering a dense suburban environment. It can be described as a lively city masquerading as a small town with a good sense of community and a vibrant vision for the future. Ranked as one of the fastest growing and safest cities in Wisconsin. The city's mission is to support and nurture growth in the city. Hartford's quality of life is directly benefited by its economy. As the city is expanding and modernizing, its economy is responding with new proposed developments, major renovations, and attracting business to the area. The location is ideal with just around a 40-minute drive to Milwaukee and its plethora of amenities, attractions, and more.

ECONOMY

Hartford is booming with all types of business opportunities from commercial developments, new retail stores opening, expansions, and national tenants moving into the city. New development plans are underway for a 70,213-square-foot retail complex. It is set to have a New Festival Foods, Caribou Coffee, and retail complex called the Shoppes at Bell Avenue. This development along with a new Culvers Drive-Thru Restaurant being built is reviving the Hartford Plaza. The large metal fabrication company of Accurate Fabrication plans on adding 32,778 SF to their current building of 41,850 SF. Recently, an old car wash was renovated to now occupancy a Starbucks. Its mixed industrial base makes it home to 7 of the top 20 largest private-sector employers in the county. These companies include nationally recognized companies and more, focusing on specializing in printing, packing, software development, and manufacturing.

Cost of living is 5% lower than the national average, additionally, housing prices are much lower than in the surrounding communities. The housing market in Hartford has a perfect design for everyone looking from single-family homes, multiple-family housing units, land to build, and apartments across the city. In the heart of downtown, a new apartment complex, Rincon, is set to be completed by summer 2022. Walking distance to local restaurants and shops, part of the Hartford Union District, and easy access to major freeways make it very appealing.



TOURISM

Wisconsin Automotive Museum in Hartford is filled with automobiles and the deep-rooted history of the Kissel Car company. Founded in 1906, Kissel Car company started by building automobiles, then trucks for U.S. Army during World War I and at their peak, over 1,400 were employed. Visit the museum nowadays to find the largest luxurious automobiles created by the company and more about local automobile history.

Parks, facilities, and recreation centers offer a multitude of activities. The most popular facility enjoyed by the community is the Parks and Recreation Departments Recreation center. Enjoy a workout at the fitness center and then cool off by taking a swim or trying a water aerobics class at the Signicast Aquatics Center.

Over the last 25 years, the city has poured its efforts into reviving downtown, now it's a beautiful area to enjoy and a welcoming location for business ventures. In the charming downtown of Hartford, one will find an assorted mix of shops, new housing, delightful dining options, and one-of-a-kind activities.

Hundreds of acres at Pike Lake and Pike Lake Unit of the Kettle Moraine State Forest draw thousands of visitors to appreciate nature, wildlife, and year-round family fun. Experience fishing, boating, and camping in the summer and the winter, cross country skiing and snowshoeing.

Schauer Arts Center is a key part of its culture and history as it was previously a canning company built in 1919 and is now a breathtaking art center enjoyed by the community. It hosts music, theater, music, and visual arts education throughout the year for all.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **ALDI** located at **1589 E Sumner Street, Hartford, WI 53207** ("Property"). The 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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. 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 of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services 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 Real Estate Investment Services 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.

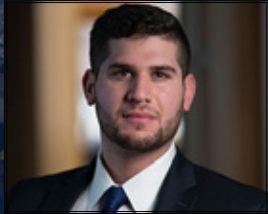


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REAL ESTATE INVESTMENT SERVICES

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