



CHASE BANK

BRAND NEW 15 YEAR NNN GROUND LEASE

2678 SOUTH 108TH STREET, WEST ALLIS, WI 53227

JASON DENHAM

Vice President

925.390.8518

jdenham@thekasegroup.com

CA DRE #02001094

SCOTT REID

ParaSell, Inc.

949.942.6585

scott@parasellinc.com

WI LIC #58772-90



In Association with ParaSell, Inc. | A Licensed
Wisconsin Broker #938545-91

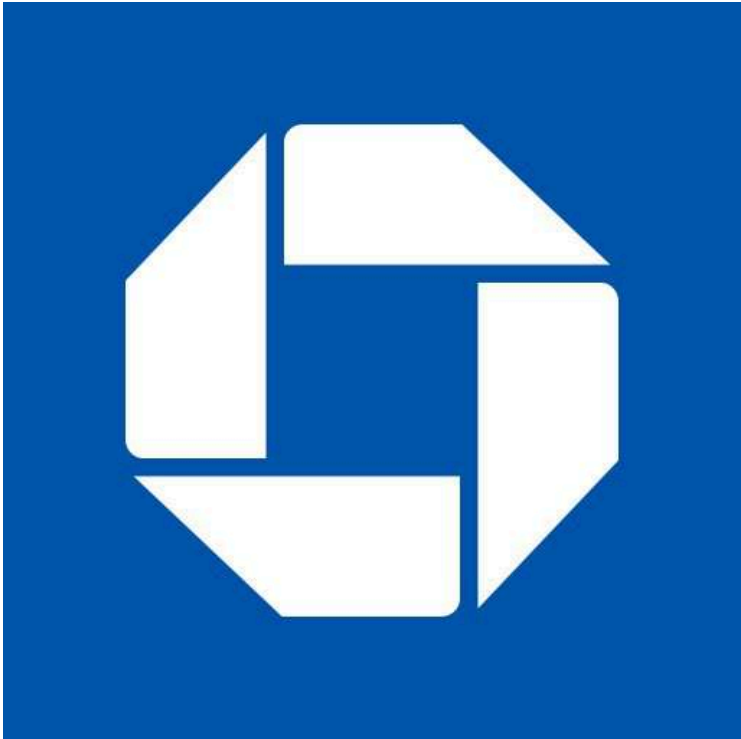


TABLE OF CONTENTS	
PROPERTY INFORMATION	3
FINANCIAL ANALYSIS	8
DEMOGRAPHICS	10



PROPERTY INFORMATION

SECTION 1

CHASE



PROPERTY HIGHLIGHTS

- Brand New 15 Year NNN Ground Lease
- Zero Landlord Obligations
- Brand New Construction
- Drive Thru Location with Coveted Freestanding Outlot to Target
- Excellent Visibility at Signalized Intersection
- Desirable Demographics (259,840 Residents, 112,418 HH, \$87,414 HHI within a 5-Mile Radius)
- Massive Traffic Counts - 184,000 VPD from Combined Roads
- Adjacent to West Allis Center - 232,57 SF Shopping Center
- 7 Miles from Downtown Milwaukee (560,000+ Residents)
- Neighboring National Tenants such as Walgreens, OfficeMax, Burger King, Chick-fil-A, Target, Panda Express, Starbucks, Marshalls & HomeGoods, Starbucks, Kohl's, Piggly Wiggly & many more

OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	0.88 AC
Building Size:	2,798 SF
NOI:	\$200,000
Cap Rate:	5.00%



PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to acquire a well established Chase Bank location in West Allis, Wisconsin. The newly constructed building consists of 2,798 square feet situated on a 0.88 acre lot. The brand new 15 year lease calls for zero landlord obligations with 10% increases every 5 years and three, 5-year renewal options. The asset has excellent visibility at the busy signalized intersection of Highway 100 (27,000 VPD) and Cleveland Ave which connects to Interstate 41 (157,000 VPD) with additional signage being constructed. The site is advantageously located adjacent to West Allis Center, a 232,57 square foot shopping center and a renovated Target store which draw in a combined 3.5+ million visitors annually. The subject benefits from dense demographics with 259,840 residents, 112,418 households, and an average household income of \$87,414 within a 5-mile radius and is conveniently located 7 miles from Downtown Milwaukee (560,000+ population). This Chase Bank neighbors national tenants such as Walgreens, OfficeMax, Burger King, Chick-fil-A, Target, Panda Express, Starbucks, Marshalls & HomeGoods, Starbucks, Kohl's, Piggly Wiggly & many more.

LOCATION DESCRIPTION

West Allis is a city in Milwaukee County, Wisconsin, United States. A suburb of Milwaukee, it is part of the Milwaukee metropolitan area. The population was 60,325 at the 2020 census, making it the 11th most populous city in Wisconsin. West Allis is one of the region's most diverse suburbs, with a wide variety of exciting new businesses making West Allis the new hotspot for everything from food and beer to fitness and vintage clothing. West Allis is also known for its incredible array of events that bring in hundreds of thousands of visitors each year. Downtown's famous A La Carte, Food Truck Fridays at the Farmer's Market, the iconic Wisconsin State Fair - West Allis is home to events big and small that bring excitement year-round.

ADDITIONAL PHOTOS

2678 SOUTH 108TH STREET
WEST ALLIS, WI 53227



AERIAL MAP

2678 SOUTH 108TH STREET
WEST ALLIS, WI 53227





FINANCIAL ANALYSIS

SECTION 2

INVESTMENT OVERVIEW

Price	\$4,000,000
Net Operating Income	\$200,000
CAP Rate	5.00%
Lease Start	12/01/2023
Lease End	11/31/2038
Options	Three, 5-Year
Increases	10% Every 5-Years in Initial Term & in Options

OPERATING DATA

Years 1-5	\$200,000
Years 6-10	\$220,000
Years 11-15	\$242,000
Option 1	\$266,200
Option 2	\$292,820
Option 3	\$322,102



DEMOGRAPHICS

SECTION 3

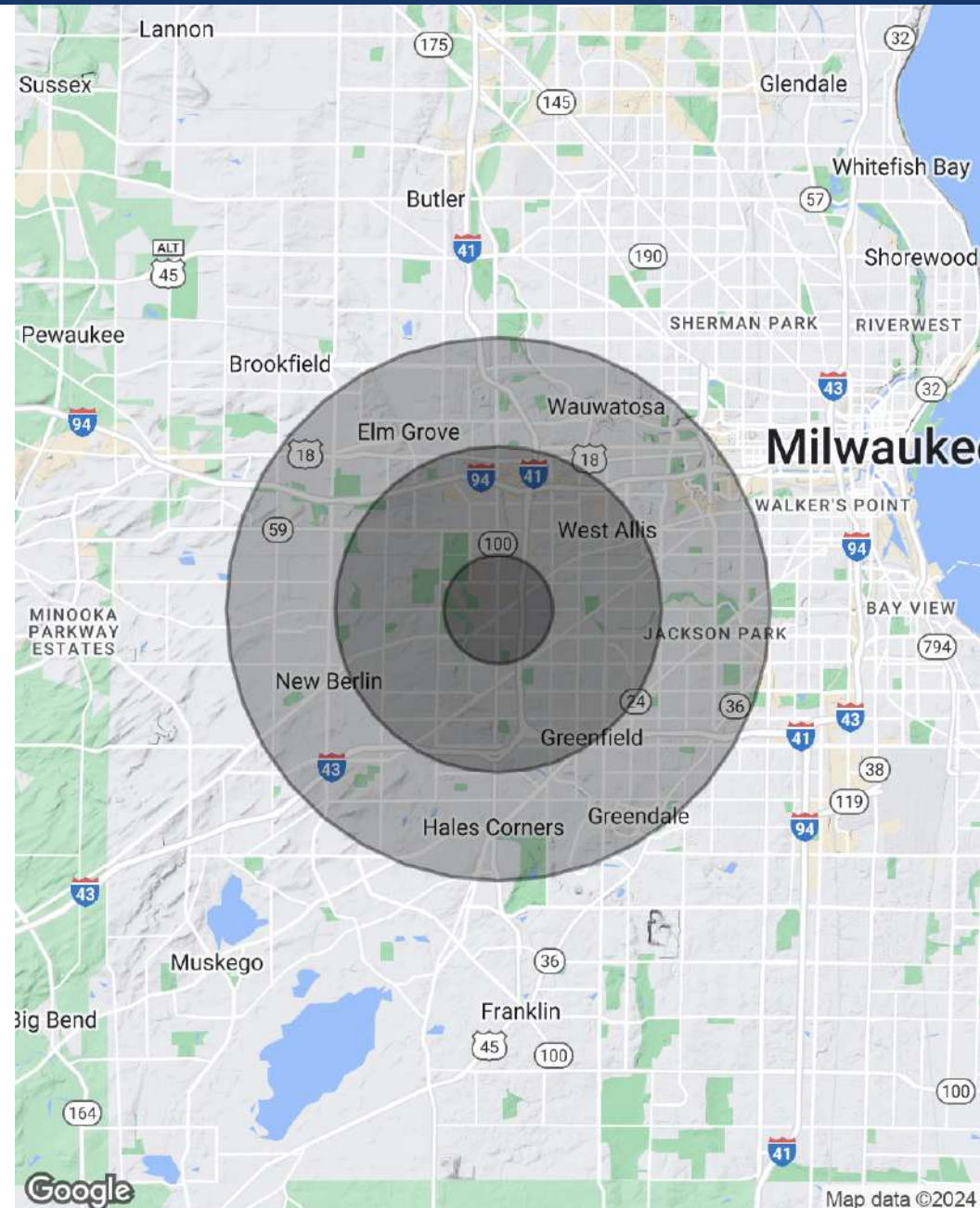
DEMOGRAPHICS MAP & REPORT

2678 SOUTH 108TH STREET
WEST ALLIS, WI 53227

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,961	112,318	259,840
Average Age	38.8	41.4	40.2
Average Age (Male)	37.6	39.8	38.6
Average Age (Female)	38.7	42.7	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,032	51,863	112,418
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$63,327	\$71,331	\$87,414
Average House Value	\$176,375	\$182,376	\$198,282

2020 American Community Survey (ACS)





In Association with ParaSell, Inc. | A Licensed
Wisconsin Broker #938545-91

JASON DENHAM

Vice President

925.390.8518

jdenham@thekasegroup.com

CA DRE #02001094

SCOTT REID

ParaSell, Inc.

949.942.6585

scott@parasellinc.com

WI LIC #58772-90

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group, ParaSell, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor and ParaSell, Inc. listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor, ParaSell, Inc. nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group and ParaSell, Inc. with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor, ParaSell, Inc. and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, ParaSell, Inc. nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.