



Goodwill

NWC of West New Richmond Way & Highway 65 | New Richmond, WI | 54017

NOT ACTUAL PHOTO

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***Cooperative Agreement with Newmark Grubb Pfefferle.*

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Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

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NOT ACTUAL PHOTO

PRICE: \$3,756,000

CAP: 6.50%

NOI: \$244,125.00

- Goodwill Industries operates 37 stores throughout Minnesota, and it is a subsidiary of Goodwill Industries International, Inc., which operates 3,000 thrift stores in 16 countries.
- Visible from Highway 65, a main thoroughfare, with 12,700 vehicles daily.
- Across from Walmart Supercenter along W. New Richmond Way.
- Other nearby retailers include: Dollar Tree, Maurices, Subway, McDonald's, Domino's Pizza, Dairy Queen, Advance Auto Parts, Caribou Coffee, Verizon Wireless and more.
- \$70,200 average household income in 5-mile radius.

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INVESTMENT SUMMARY

PRICE	\$3,756,000
CAP	6.50%
NOI	\$244,125.00
RENT/SF	\$13.95
PRICE/SF	\$214.63
RENT ADJUSTMENTS	
10% increases every 5 years during option	
YEARS 1-10	\$244,125.00
OPTION 1	\$268,537.50
OPTION 2	\$295,391.25

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM	10 Years, 3 Months
RENEWAL OPTIONS	Two 5-year
LEASE COMMENCEMENT	May 15, 2016
RENT COMMENCEMENT	September 1, 2016 *
LEASE EXPIRATION	September 30, 2026



LEASE NOTES:

Lease term is 10 years, 3 months with the first three full months of free base rent.

*Turnover date is April 1, 2016. Goodwill has 90 days to occupy plus 90 days free rent. Rent commencement will be on or before September 1, 2016 – October 1, 2016.

Net, Net. Landlord is responsible for the repair and replacement of roof, structure, and parking lot (see lease).

Tenant has 60 day Right of First Refusal.

PROPERTY INFORMATION

ADDRESS	NWC of W. New Richmond Way & St. Croix Ave. New Richmond, WI 54017
BUILDING SIZE	17,500 SQ FT
LOT SIZE	2.14 ACRES
COUNTY	St. Croix
YEAR BUILT	2016

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2015 POPULATION	3,454	10,842	14,824
2020 POPULATION	3,603	11,310	15,428
2015 MEDIAN HOUSEHOLD INCOME	\$54,758	\$56,770	\$60,090
2015 AVERAGE HOUSEHOLD INCOME	\$65,573	\$66,154	\$70,202

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2015 and 2020.

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PROPERTY	Goodwill
TENANT	Goodwill Industries, Inc.
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated



Goodwill Easter Seals Minnesota has 37 store locations including a Goodwill Outlet and two Second Debut Stores throughout Minnesota. Goodwill's three million shoppers and 1.45 million goods donors help positively affect the daily lives of people by creating stable work. For 100 plus years, Goodyear/ Easter Seals has refined an array of core programs and specialized services to prepare its participants to fully participate in the work world.

Goodwill/Easter Seals provides comprehensive, proven employment, education and independence services, including; Job preparation, Skills training, Job placement, Family strengthening and support services to enhance independence, Minneapolis FATHER Project, Medical Equipment Loan program. Its broad range of employment and support services are funded through sales of donated items at Goodwill stores, individual gifts, vehicle donations, corporate support, grants and public contracts. More than 1,500 employees provide services and work in Goodwill stores to raise funds at locations in the Twin Cities metro area, Rochester, Willmar and St. Cloud.

Goodwill Industries, also known as Goodwill Easter Seals Minnesota, is a subsidiary of Goodwill Industries International, which supports the operations of about 165 independent Goodwill chapters in the US and Canada. Though most well known for its 3,000 thrift stores, the group focuses on providing rehabilitation, job training, placement, and employment services for people with disabilities and others. Goodwill is one of the world's largest providers of such services, as well as one of the world's largest employers of the physically, mentally, and emotionally disabled. Support for its programs is generated primarily from sales of donated goods, both at the retail stores and through an online auction site, as well as from contract work and government grants. Goodwill was founded in 1902, since then they have earned the trust and support of 83 million donors in the United States and Canada.

Today Goodwill Industries International has become an international nonprofit that takes in more than \$4.8 billion in annual revenue and provides 9.8 million people with job training and community services each year. In 2013 alone, Goodwill produced retail sales of \$3.79 billion. Goodwill also utilizes an internet auction site shopgoodwill.com, as well on eBay by a number of its regional stores. Charity Watch rates the Goodwill Industries an "A" .

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GOODWILL
New Richmond, Wisconsin

8-31-2015

Exterior Elevations
15-003

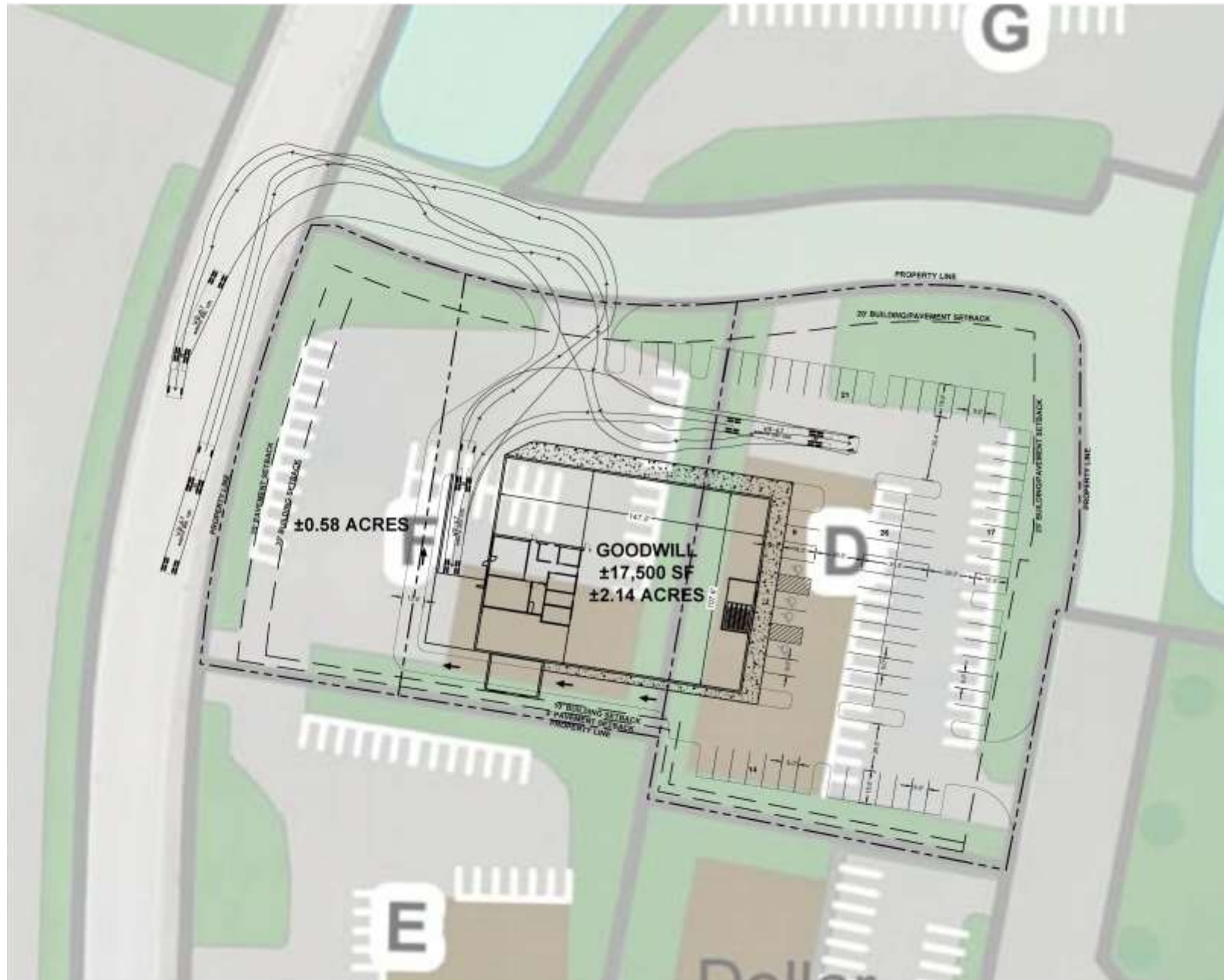
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NEW RICHMOND HIGH SCHOOL



This Goodwill store will be located in New Richmond, Wisconsin, near the intersection of West Richmond Way and Highway 65. Ideally located just off of New Richmond’s main retail corridor, this property is adjacent to Maurices and Dollar Tree and across the street from Walmart. Traffic counts along Highway 65, the city’s main thoroughfare, average 12,700 vehicles per day. Other retailers in the area include: Domino's Pizza, Burger King, McDonald's, The Salvation Army, Dairy Queen, Verizon Wireless, and more. New Richmond High School, WITC-New Richmond, and Westfields Hospital & Clinic are all less than two miles from the property.

The City of New Richmond, made up of inspiring natural areas, amazing schools, and eclectic businesses, has a relatively high income level, with the average household income exceeding \$70,200 within a five mile radius of the property. New Richmond is often considered a bedroom community, as it is only 40 miles from the Twin Cities, and only 15 miles to the state border at the Mississippi River. While a bustling metropolis is a short drive away, New Richmond has a lot to offer, from The Heritage Center, which consists of a tour of 11 historical buildings, to the 45th Parallel Distillery, an award-winning ‘grain to glass’ distillery with tours and tastings available seven days a week. In addition, this town is also home to one of

four main campuses of the Wisconsin Indianhead Technical College (WITC), located just minutes from the Goodwill property, which draws in students from around the region, and the New Richmond Regional Airport, a non-commercial airport that serves both the area residents and military.

Minneapolis and St. Paul, Minnesota, are approximately 40 miles southwest of New Richmond, Wisconsin. Known as the Twin Cities, the Minneapolis-St. Paul MSA is the 16th-largest metropolitan area in the U.S., with approximately 3.4 million residents. The Twin Cities metro area is home to 17 Fortune 500 companies, including Target, 3M, Medtronic, General Mills, Xcel Energy, Ameriprise Financial, and Land O’ Lakes. There are also many large private companies, including Cargill and Schwan Foods. Minneapolis and St. Paul are home to many professional sports teams, which draw fans from across the region. The metro area is also home to many institutions of higher education, most notably the University of Minnesota, which has a current enrollment over 48,000 students, making it one of the top 10 largest universities in the country. Other draws to the area include the Mall of America and the Minneapolis St. Paul International Airport, both of which are less than an hour from New Richmond.



THE HERITAGE CENTER



NEW RICHMOND GOLF COURSE



WESTFIELDS HOSPITAL

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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 600 net leased sales transactions totaling over \$1.7 billion
- Combined sales experience of over 55 years
- Specialized in NNN investment market for more than 19 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Dollar General	O'Reilly Auto Parts
Advance Auto	Family Dollar	Petco
Applebee's	Gander Mountain	Sherwin Williams
Arby's	Goodwill	Starbucks
BJ's Wholesale	Jack in the Box	Taco Bell
Bridgestone/Firestone	Jiffy Lube	Tires Plus
Buffalo Wild Wings	KinderCare Learning Center	Tractor Supply
Burger King	Kohl's	Trader Joe's
Camping World	McDonald's	Valvoline
CVS Pharmacy	National Tire & Battery	Walgreens



L to R: Anna Blake; Amanda Leathers; Keith Sturm, CCIM; Deb Vannelli, CCIM, Katie Serakos