



**5869-5871 South Packard Avenue**

Cudahy, WI

CONFIDENTIAL OFFERING MEMORANDUM



# Offering Memorandum Disclaimer

The material contained in this Offering Memorandum is confidential and for the purpose of considering the purchase of the Property described herein. It is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of this material, and is not to be used for any purpose or made available to any other person without the express written consent of Cushman & Wakefield | BOERKE (“Broker”).

This Offering Memorandum was prepared by Broker solely for the use of prospective purchasers of 5869-5871 S Packard Avenue, Cudahy, WI (the “Property”). Neither Broker, the “Seller” nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller reserves the right to eliminate any portion or all of the Property from any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Offering Memorandum or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and, therefore, are subject to material variation. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller has been fully executed, delivered, and approved by the Seller and any conditions to the Seller thereunder have been satisfied or waived.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of Broker and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Seller or Broker.

The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to the Broker at your earliest possible convenience.



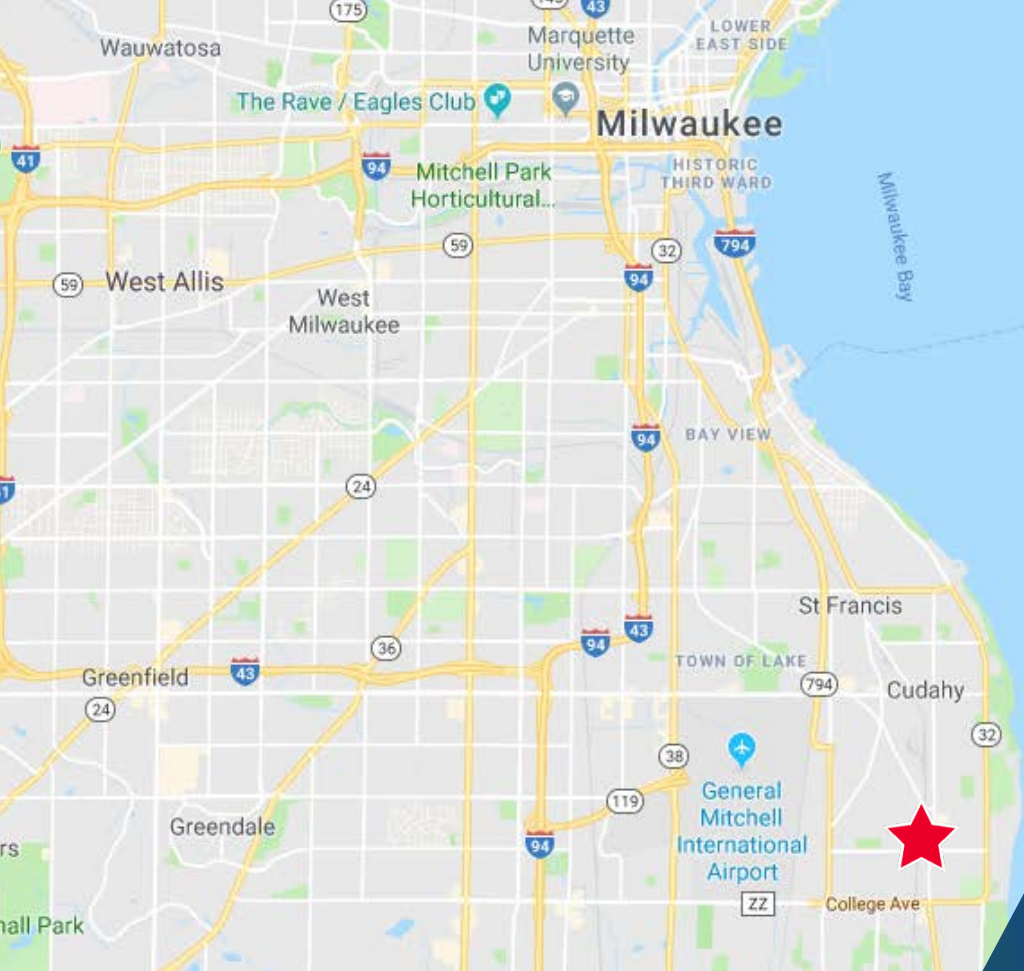
*For more information, please contact one of the following individuals:*

**John B. Kuhn, CRX**  
Principal  
+1 414 203 3030  
jkuhn@boerke.com

**David M. Tighe**  
Real Estate Advisor  
+1 414 436 3743  
dtighe@boerke.com

In conjunction with:

**Andrew Bogardus**  
Executive Director  
+1 415 677 0421  
andy.bogardus@cushwake.com



1960  
YEAR BUILT

2 UNITS      100% LEASED

8,000 SF  
BUILDING SIZE

\$84,996  
PROJECTED NOI

7.08% CAP RATE      \$1,200,000 ASKING PRICE

# EXECUTIVE SUMMARY

## FULLY LEASED MULTI-TENANT RETAIL INVESTMENT

Cushman & Wakefield | Boerke has been retained by Ownership as its exclusive advisor in the sale of the 100% occupied two-tenant retail building located on the highly visible corner of South Packard Avenue and East Ramsey Avenue. The offering provides investors the opportunity to acquire a historically stable investment asset at a price well below replacement cost.

## OFFER PROCESS & DEADLINE

The Property is being offered on an 'as-is, where-is' basis. The prospective purchaser will be selected by the Owner in consultation with C&W on the basis of (i) price (ii) track record of successful closing (iii) financial strength and (iv) level of discretion to invest funds.

## INSPECTIONS

Interior property tours will be scheduled subsequent to the seller's review of the best and final offers.

