Industrial Portfolio

OFFERING MEMORANDUM

Wisconsin

CUSHMAN & WAKEFIELD | BOERKE

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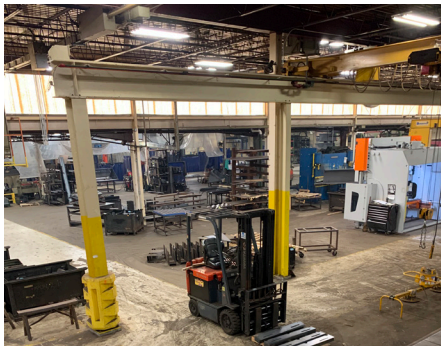

CUSHMAN & WAKEFIELD | BOERKE

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Offering Memorandum Disclaimer

This material contained in this Offering Memorandum is confidential and for the purpose of considering the purchase of the Project described herein. It is being given to you for the sole purpose of evaluating the possible investment in 331 Riverview Dr, Hustisford, WI and 1101 S Prairie Ave, Waukesha, WI (the "Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Seller ("Managing Member"), or its exclusive broker, Cushman & Wakefield | Boerke.

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OFFER PROCESS

The property is being offered on an “as-is, where-is” basis. The prospective purchaser will be selected by the Owner in consultation with Broker on the basis of (i) price (ii) track record of successful closing (iii) financial strength.

Initial offers must be submitted to the attention of Kristian Sydow.

Inspections

Interior property tours will be scheduled directly wiith Kristian Sydow.

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COMPANY HISTORY

Berlon Industries

Berlon Industries, headquartered in Hustisford, Wisconsin, produces and distributes aftermarket skid steer attachments and products. While specializing in the construction and farming industries, the hard-goods manufacturer also develops leading snow-removal attachments for their target markets.

Berlon Industries maintains a heavy focus in the Midwest and Northern Plains market while continuing to grow throughout the continental U.S. and Canadian markets. Their products are sold via construction and agriculture equipment dealers as well as online retailers. The company embraces Lean Manufacturing and Continuous Improvement principles to provide short lead times and high-quality products.

The company recently moved into and renovated a manufacturing facility in Hustisford, Wisconsin. This 83,000 SF facility will handle the projected growth of Berlon for years to come with the property's expansion capabilities. Blackthorne Partners acquired Berlon Industries in November of 2012.

Schaefer Brush Manufacturing

Schaefer Brush Manufacturing, located in Waukesha, Wisconsin, designs, develops, and manufactures various types of brushes for military, commercial, and consumer applications. Their product lines feature brush solutions ranging from singular usage to comprehensive brush systems.

As one of the most diverse brush manufacturers in the world, the company prides itself on excellent customer service and their ability to provide custom solutions for their clients in a timely manner. Schaefer Brush recently acquired E. Gornell & Sons out of Chicago to continue to service a wide-range of customers needing industrial brush applications.

The production facility is located at 1101 S. Prairie Avenue, Waukesha, WI 53186. The asset includes the company's 61,942 SF facility with expansion capabilities.

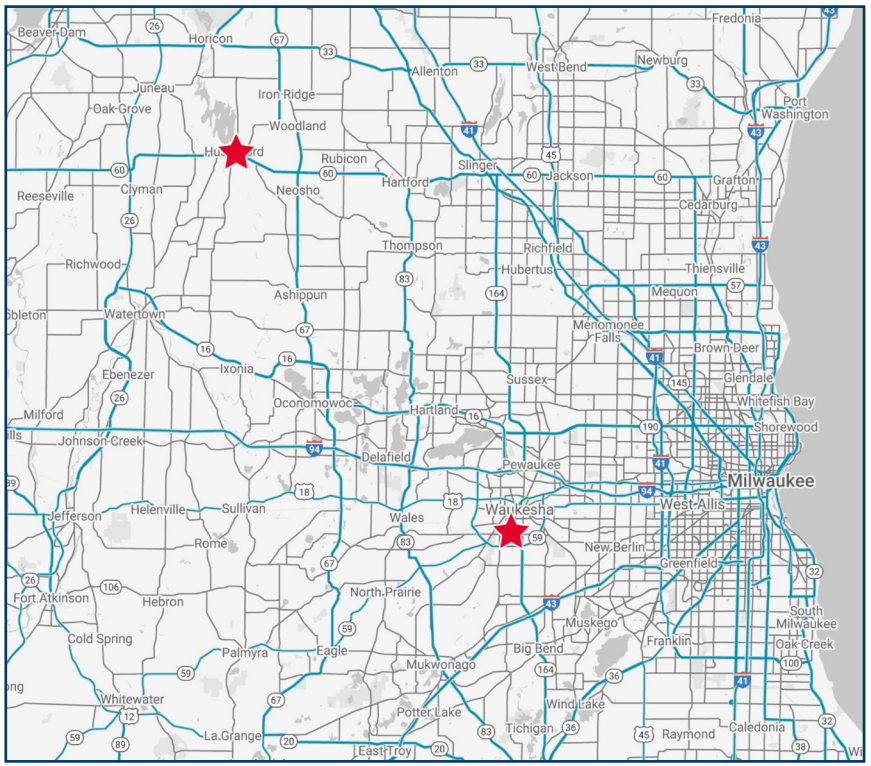
Schaefer Brush had been family-run for over 100 years before the acquisition by Blackthorne Partners in June 2015.

EXECUTIVE SUMMARY

The Offering

Cushman & Wakefield | Boerke has been retained by Ownership as its exclusive advisor in the sale of the 100% occupied Net-Leased Portfolio. This collection of two manufacturing industrial assets, ideally located in southeastern Wisconsin, provides investors the opportunity to acquire a 144,942 sf portfolio with significant tenant commitments (14+ years) and above market annual rental increases.

100%	100%
OCCUPANCY	OCCUPANCY
83K	62K
SQUARE FEET	SQUARE FEET
7.8%	6.8%
CAP RATE	CAP RATE
$172K	$306K
NOI	NOI
$2.25M	$4.495M
ASKING PRICE	ASKING PRICE



Total Investment $6,745,000

INVESTMENT HIGHLIGHTS

Highly Committed Tenancy

Tenants in the portfolio have occupied their respective buildings for over two to three decades. Berlon Industries in Hustisford and Schaefer Brush in Waukesha both signed 15-year renewals in 2019. Each asset has key infrastructure components (cranes, power, etc.) that are critical to tenants' manufacturing process which will make it difficult and expensive to replace and/or relocate.

Long Term, NNN Leases

All leases are structured as absolute, with 14+ years remaining on both. In addition, there are annual rent escalations and tenants are responsible for repair and maintenance.

Below Replacement Cost

The assets benefit from infrastructure that has either been improved or originally built for the demands of manufacturing which will help insure investors cost basis and will be below the estimated replacement cost.

Strategic Manufacturing Location

Both locations have access to dense populations for exployees with historic skilled work forces. Wisconsin is a manufacturing state and employs more workers in manufacturing than any other state with the exception of Indiana. Wisconsin has eliminated the state income tax in manufacturing operations and inacted "Right to Work" into law.

PROPERTY OVERVIEW

331 Riverview Dr
Hustisford, WI
ADDRESS

83,000
TOTAL BUILDING SF

5.518 Acres
SITE AREA

I-2
ZONING

120 Stalls
PARKING

$23,117.62
TAXES (2019)

10’ - 19’ Varied
CLEAR HEIGHT

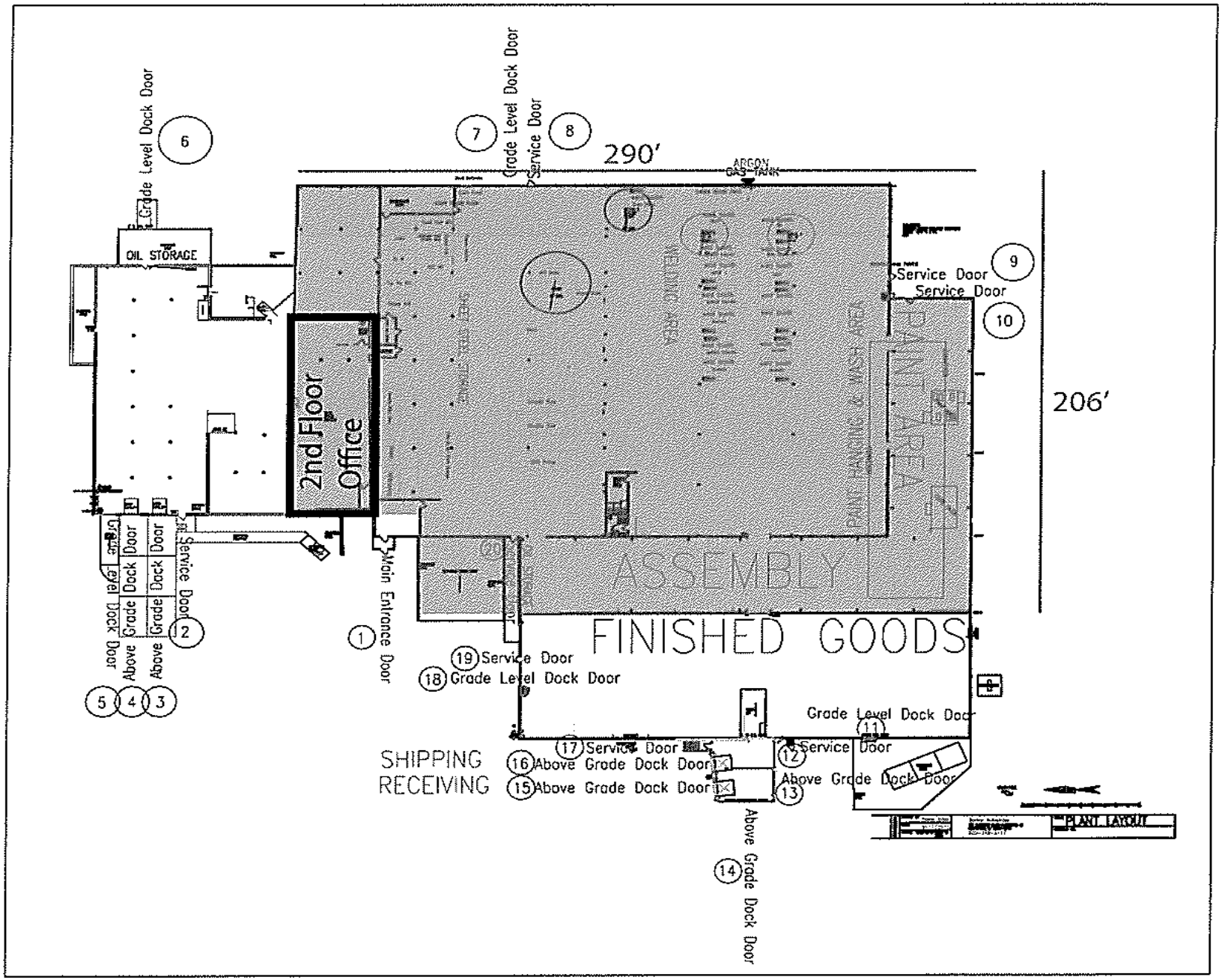
One (1)
DRIVE-IN DOORS

Four (4)
DOCK DOORS

*Outline is for property visual only, parcel lines may differ.

N

PROPERTY SITE PLAN



HUSTISFORD, WI

PROPERTY OVERVIEW

N

1101 S Prairie Ave, Waukesha
ADDRESS

61,942
TOTAL BUILDING SF

4.99 Acres
SITE AREA

I-1
ZONING

69 Stalls
PARKING

$30,336.69
TAXES (2019)

14’ - 16’ Peaks
CLEAR HEIGHT

One (1)
DRIVE-IN DOORS

Three (3)
DOCK DOORS

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MEET THE TEAM

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