

INVESTMENT SALE - Fully Leased Multi-Tenant Retail Offering Memorandum



3830 S. Moorland Rd., New Berlin, WI 53151

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Table of Contents



I. EXECUTIVE SUMMARY

- Confidentiality & Disclaimers
- Investment Highlights

II. PROPERTY OVERVIEW

- Property Description
- Site Aerial and Site Plan
- Property Photos
- Rent Roll

III. DEMOGRAPHICS

IV. FINANCIALS

- Cash Flow Projections



I. EXECUTIVE SUMMARY

Confidentiality & Disclaimers



This Offering Memorandum contains select information pertaining to the business and affairs of 3830 S. Moorland Rd., New Berlin, WI 53151 (“Property”). It has been prepared by Protect Realty LLC on behalf of the current owner of record (“Seller” or “Owner”). This 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 express written consent of Seller and Protect Realty. The materials included herein are based in part upon information supplied by the Seller and in part upon market assumptions made by Protect Realty from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

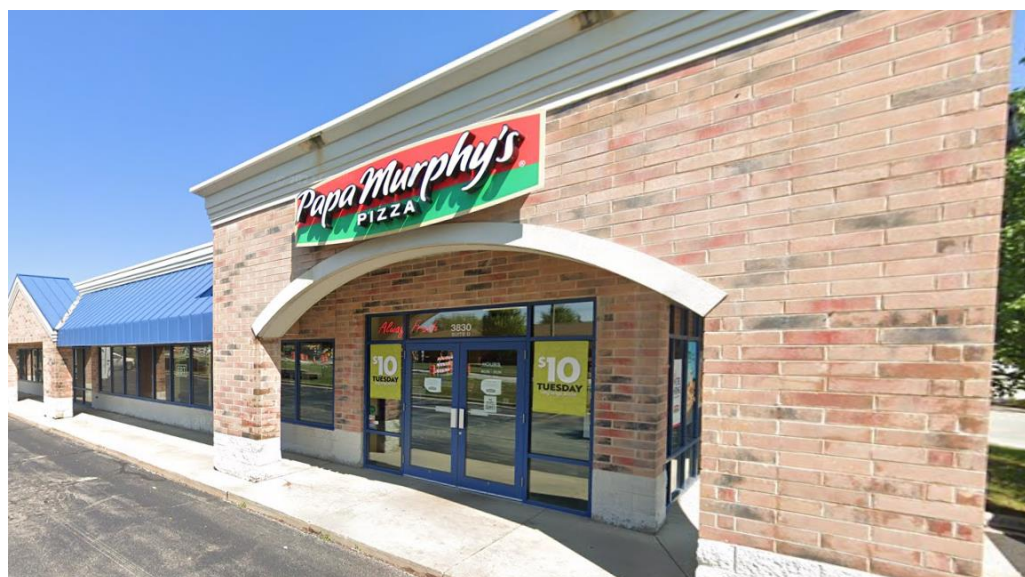
By acknowledging your receipt of this Offering Memorandum from Protect Realty, you agree:

1. The Offering Memorandum and its contents are confidential and subject to a separate written and signed Non Disclosure agreement.
2. You will hold it and treat it in the strictest of confidence;
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.
4. You understand that Seller shall not be responsible for any cooperating broker fee, and shall only be responsible for the payment of a commission to Protect Realty as the listing agent upon the completion of a sale, and in accordance with the terms of the listing agreement between Seller and Protect Realty. Any prospective buyer being represented by a broker shall be solely responsible for the payment of any commission to the prospective buyer’s own agent.

Seller reserves 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. If you wish not to pursue the acquisition of the Property, 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 and Sale Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Protect Realty 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.

Moorland Point Investment Highlights



3830 S. MOORLAND HIGHLIGHTS

- High Exposure Corner Site with over 33,000 vehicles per day at Moorland & National
- Outlot to Moorland Square Shopping Center with anchor tenant Pick' n Save
- Fully leased with over 4 years average term remaining
- Approximately 62 parking spaces (4.8/1000 SF ratio)
- Zoning of B-1
- Average HH income over \$110k within 2 miles

OFFERING SPECIFICATIONS

Type	Multi-tenant single story retail Investment
Address	3830 S. Moorland Rd., New Berlin, WI
Existing Tenants	RECON Relocation – Suite A – 5,100 SF Stone & Sage – Suite B – 2,000 SF Latitudes Travel – Suite C -4,500 SF Papa Murphy's – Suite D – 1,300 SF
Building Size	Approximately 12,900 Total Square Feet
Property Size	Approximately 1.132 acres
Year Built	2000
Parcel ID	NBC 1207961
Occupancy	100%
Sale Price	\$2,500,000
Current NOI	\$188,884
CAP Rate:	7.5%
Real Estate Tax	\$23,315.95 (Tax year 2023)
CAM Expenses	\$35,000 (2024 Estimated costs)
ZONING	B-1
Parking	62 Total stall (4.8 per 1,000 SF)
Offer Guidelines	Offers shall be submitted with minimal inspection/due diligence timeframe, & no coop. broker fee offered as part of the sale.

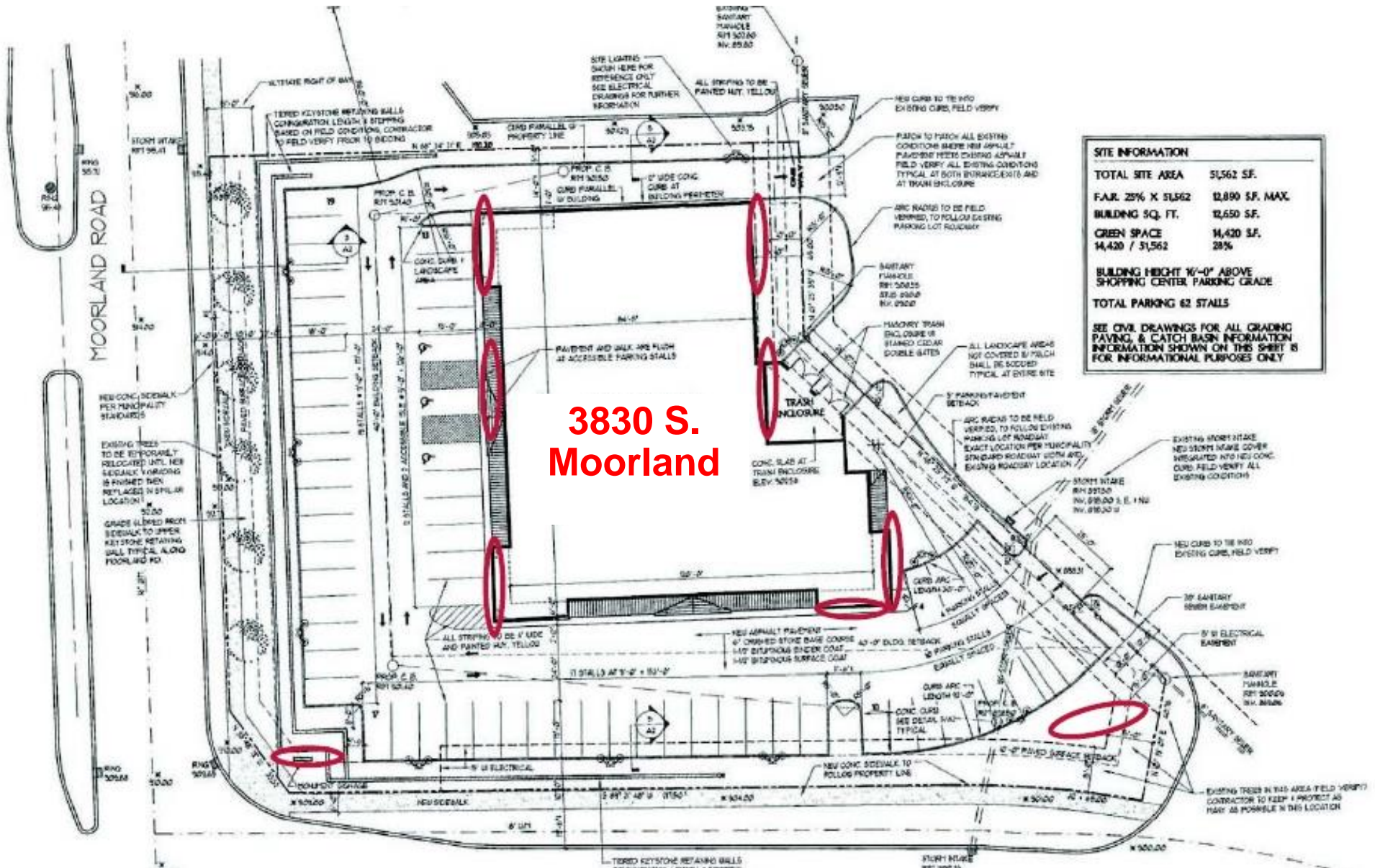


II. PROPERTY OVERVIEW

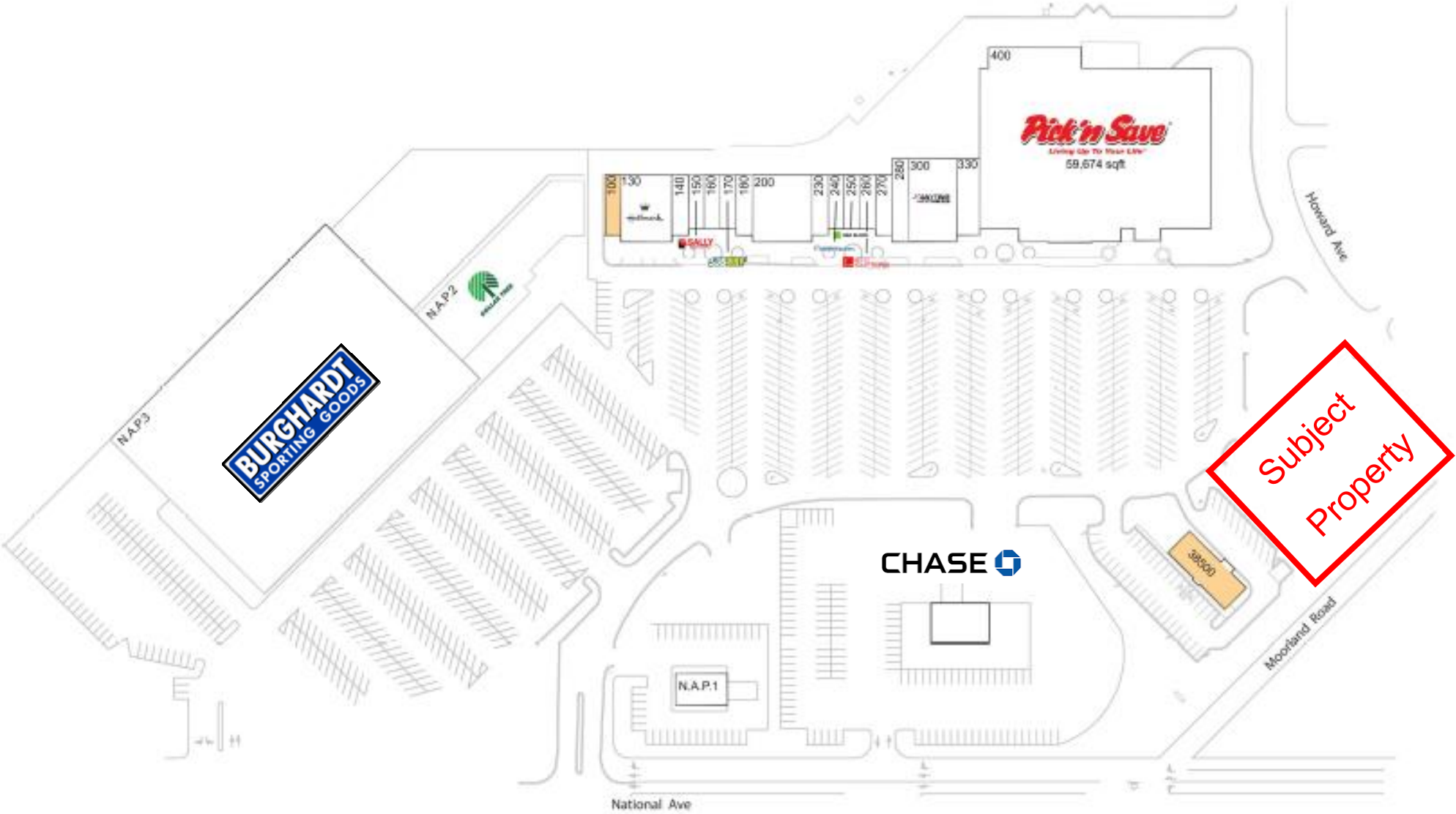
SITE AERIAL



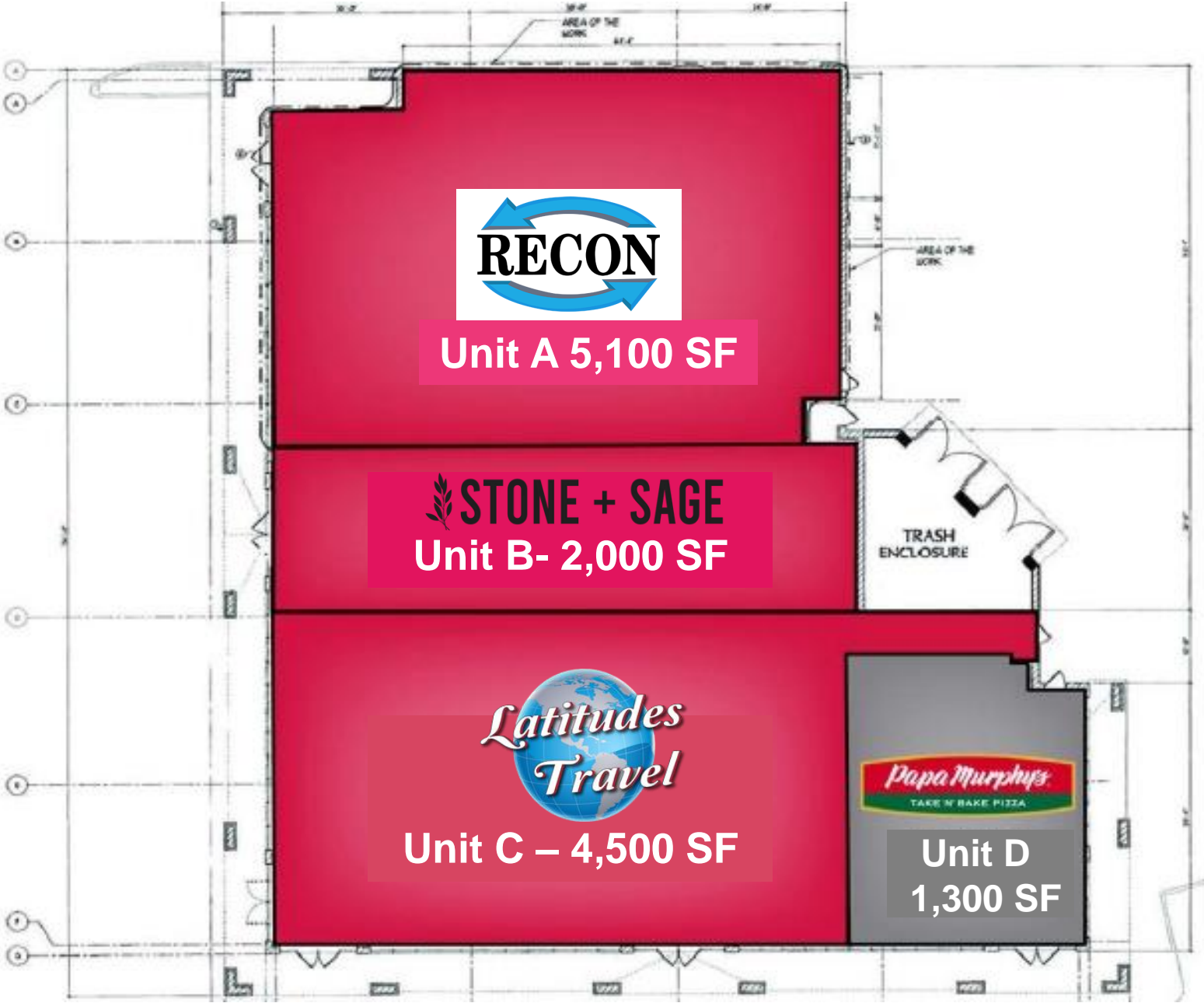
MOORLAND POINT SITE PLAN



Site Plan



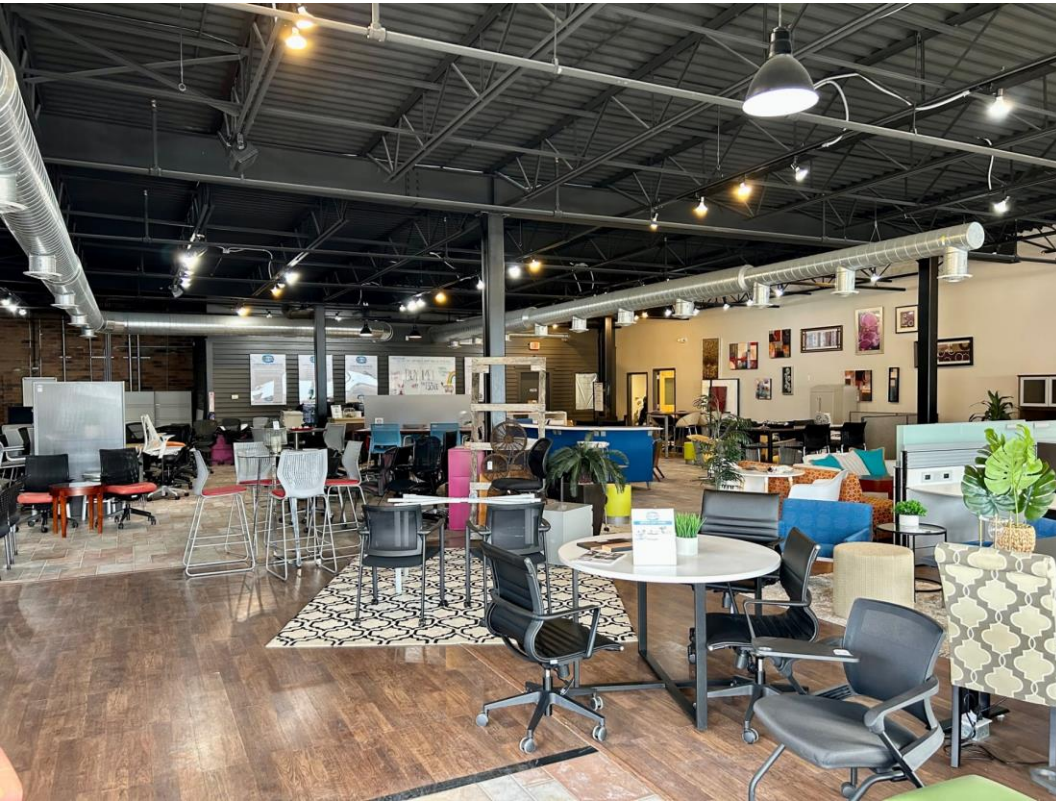
Building Plan



PROPERTY PHOTOS

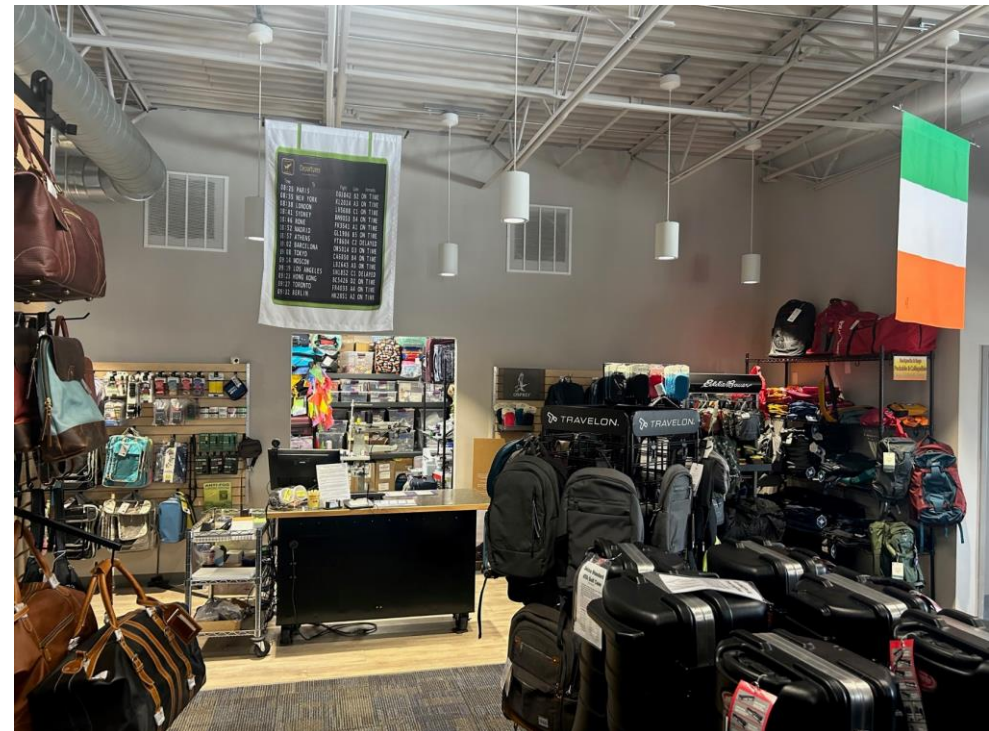


PROPERTY PHOTOS



20 Years of providing furniture and moving needs

Over 40 Years in the Travel Industry



PROPERTY PHOTOS



Take and Bake franchise pizza company
Established in 1995 and operates over
1,300 locations in US and Canada



 **STONE + SAGE**

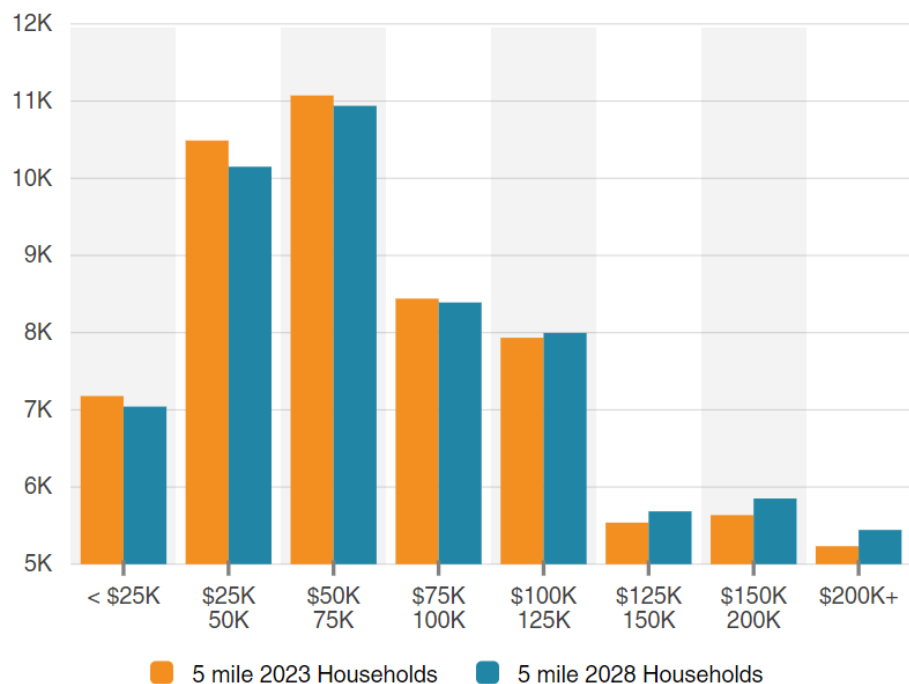
Local family owned & operated crystal and gem shop



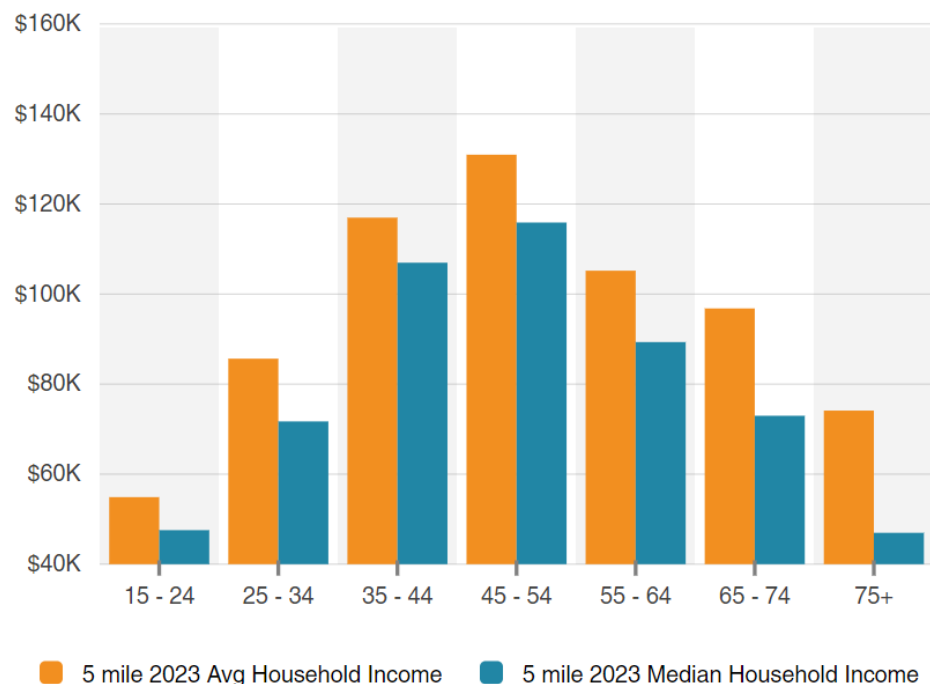
III. DEMOGRAPHICS

DEMOGRAPHICS

Household Income



Household Income By Age



Housing

	2 mile	5 mile	10 mile
Median Home Value	\$287,177	\$258,747	\$222,940
Median Year Built	1984	1973	1961

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$111,882	\$100,819	\$86,678
Median Household Income	\$93,350	\$80,985	\$67,132



IV. FINANCIALS

CASH FLOW PROJECTIONS

Dates Year	0	Jun-24 1	Jun-25 2	Jun-26 3	Jun-27 4	Jun-28 5	Jun-29 6	Jun-30 7	Jun-31 8	Jun-32 9	Jun-33 10
Income											
RECON Relocation		\$102,000	\$102,000	\$108,000	\$108,000	\$112,000	\$56,000	\$102,000	\$104,550	\$107,164	\$109,843
Stone & Sage		\$37,200	\$38,400	\$39,600	\$40,800	\$42,000	\$43,200	\$44,280	\$45,387	\$46,522	\$47,685
Latitudes Travel		\$78,000	\$84,000	\$90,000	\$96,000	\$90,000	\$92,250	\$94,556	\$96,920	\$99,343	\$101,827
Papa Murphy's		\$30,000	\$31,301	\$31,301	\$31,301	\$31,301	\$31,301	\$32,602	\$32,602	\$32,602	\$32,602
Effective Gross Income		\$247,200	\$255,701	\$268,901	\$276,101	\$275,301	\$222,751	\$273,438	\$279,459	\$285,631	\$291,956
Operating Expenses											
Real Estate Taxes		\$23,315.95	\$23,898.85	\$24,496.32	\$25,108.73	\$25,736.45	\$26,379.86	\$27,039.35	\$27,715.34	\$28,408.22	\$29,118.43
CAM (Insurance, Utilities, repairs, management, etc)		\$35,000.00	\$35,875.00	\$36,771.88	\$37,691.17	\$38,633.45	\$39,599.29	\$40,589.27	\$41,604.00	\$42,644.10	\$43,710.20
Total Operating Expenses		\$58,315.95	\$59,773.85	\$61,268.19	\$62,799.90	\$64,369.90	\$65,979.14	\$67,628.62	\$69,319.34	\$71,052.32	\$72,828.63
NOI		\$188,884	\$195,927	\$207,633	\$213,301	\$210,931	\$156,772	\$205,810	\$210,140	\$214,578	\$219,128
Leasing Costs and Reserves											
Tenant Improvements							\$3,000				
Reserves		\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Leasing Commissions							\$15,000				
Total Leasing Costs		\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$19,500	\$1,500	\$1,500	\$1,500	\$1,500
Cash Flow		\$187,384	\$194,427	\$206,133	\$211,801	\$209,431	\$137,272	\$204,310	\$208,640	\$213,078	\$217,628
Purchase Price											(\$2,514,286)
Exit Sale Price (\$2,800,000)											\$2,800,000
Unleveraged Cash Flow		(\$2,514,286)	\$187,384	\$194,427	\$206,133	\$211,801	\$209,431	\$137,272	\$204,310	\$208,640	\$3,013,078
Loan Amount											\$1,885,714
Less Loan Payoff											(\$1,517,442)
Commission on Sale (5.0%)											(\$140,000)
Debt Service (Principal + Interest)			(\$152,790)	(\$152,790)	(\$152,790)	(\$152,790)	(\$152,790)	(\$152,790)	(\$152,790)	(\$152,790)	(\$152,790)
Leveraged Cash Flow		(\$628,571)	\$34,594	\$41,638	\$53,343	\$59,011	\$56,641	(\$15,518)	\$51,520	\$55,850	\$1,202,847

Unlevered IRR	8.69%
Levered IRR	12.36%

PURCHASE PRICE (VALUE)		(\$2,501,777)
Capital Improvements		\$0
Loan Origination Fee	0.00%	\$0
Closing Costs	0.50%	(\$12,509)
TOTAL INVESTMENT		(\$2,514,286)
Loan Amount*	75%	\$1,885,714.13
*Includes \$12,509 for Loan Origination & Closing Costs		
EQUITY INVESTMENT		(\$628,571)

DEBT SERVICE ASSUMPTIONS	
Loan Amount	\$1,885,714
Amortization	25
LIBOR	
Spread	
Interest Rate	6.50%
Monthly Payment	(\$12,732)

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FOR MORE INFORMATION, CONTACT:

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