

OFFERING MEMORANDUM

Medical / Retail Investment

N79W14700 APPLETON AVENUE
MENOMONEE FALLS, WISCONSIN



NEWMARK

Rachel Schmidt, CCIM

Managing Director

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Tim Janusz

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The Offering

Newmark is pleased to bring this exclusive listing to market. This offering is a multi-tenant medical/retail property totaling 11,609 square feet on approximately 0.65 acres in Menomonee Falls, Wisconsin. The asset provides diversified cash flow from multiple suites and positions an investor to acquire stabilized income in a mature suburban submarket within the Milwaukee metropolitan area.

Investment Highlights

- Stabilized income profile with an implied cap rate of approximately 5.05% at the asking price.
- Multi-tenant configuration supports diversified cash flow and reduces reliance on a single tenant.
- Efficient footprint and visibility appropriate for neighborhood-serving medical and retail uses.
- Price point and yield suitable for private buyers, 1031 exchange investors, and family offices seeking durable cash flow.
- Site size offers operational flexibility; any future modifications or expansions subject to zoning and due diligence.

Opportunity Summary

At a purchase price of \$4,000,000 and an NOI of \$202,026, the asset offers immediate income with a basis of approximately \$344 per square foot. The property's scale and tenancy mix align with steady, necessity-driven demand typically found in established suburban corridors. This makes the asset a fit for investors prioritizing predictable yield and balanced risk at the small-to-mid cap end of the medical/retail spectrum.

CONTACT

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Building Features

\$4,000,000

Sale Price

11,609 SF

Rentable Building Area

0.65 Acres

Parcel Size

\$202,026

NOI

Five

Number of Tenants

60 stalls

Parking

5.05%

Cap Rate

MNFV0053968001

Tax ID#

\$31,151.10

Taxes - 2024

C-1 Neighborhood Business

Zoning

100%

Occupancy Rate

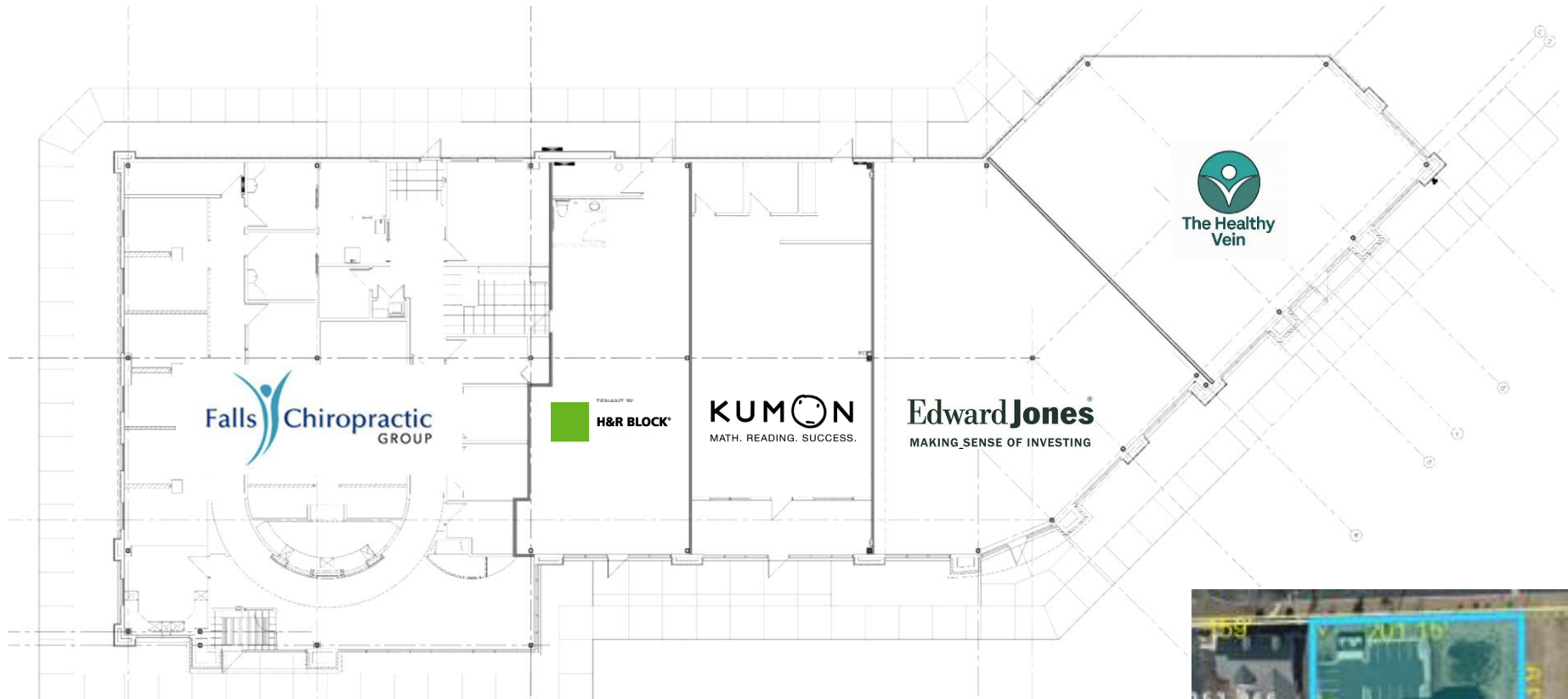
2013

Year Built








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Floor Plan



Tenant Summaries

Tenant	Overview
 The logo for Falls Chiropractic Group features a stylized blue figure with arms raised, next to the text "Falls Chiropractic GROUP" in a sans-serif font.	Established in 1995, Falls Chiropractic Group provides chiropractic treatment and massage therapy for personal injury, disc disorders, headaches, and more to newborns, infants, teenagers, adults, and seniors in the Menomonee Falls, WI area. https://www.fallschirogroup.com/
 The H&R Block logo consists of a solid green square followed by the text "H&R BLOCK" in a bold, black, sans-serif font.	Since 1955, H & R Block has prepared more than 800 million tax returns worldwide. With an average of 10 years' experience, their tax pros can handle the full spectrum of tax situations. https://www.hrblock.com/
 The Kumon logo features the word "KUMON" in a large, bold, sans-serif font, with a stylized face integrated into the letter "O". Below it, the tagline "MATH. READING. SUCCESS." is written in a smaller, all-caps font.	Academic assistance for Math and Language, Kumon believes in the practice of short, specific assignments combined with one-on-one tutoring to help children succeed. https://www.kumon.com/home
 The Edward Jones logo features the name "Edward Jones" in a serif font, with a registered trademark symbol. Below it, the tagline "MAKING SENSE OF INVESTING" is written in a smaller, all-caps, sans-serif font.	Founded in 1922 with expansion beginning in 1957, there are now over 55,000 associates managing over \$2.2 trillion for their clients. https://www.edwardjones.com/us-en
 The Healthy Vein logo features a circular emblem with a stylized green vein and a heart shape inside. Below the emblem, the text "The Healthy Vein" is written in a sans-serif font.	Lead by Harvard-educated Dr. Theresa Quinn, The Healthy Vein offers solutions to varicose veins, spider veins, venous reflux, and other forms of vein disease. https://thehealthyvein.com/

Rent Roll

Profit & Loss

Please complete the Confidentiality Agreement attached to this document and return to the brokers to receive the full OM with financial details. If you require electronic signature, please contact Rachel or Tim to have that provided.

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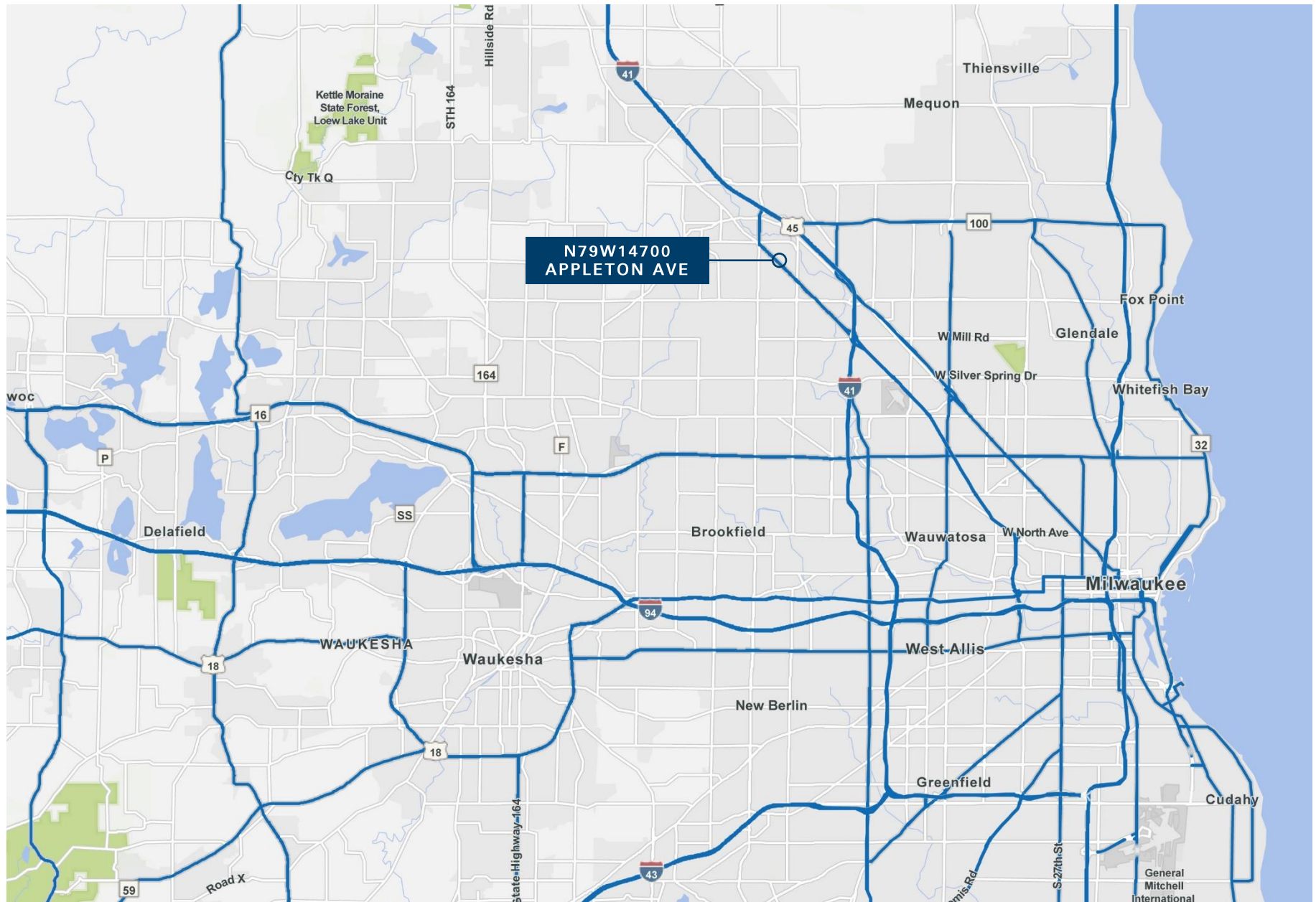
Property Photos



Neighboring Points of Interests



Regional Map



Investment Sales

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Disclaimer

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (DATE) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see “Confidentiality Notice To Customers” below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker’s duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.
- To ensure that the Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A “Material Adverse Fact” is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “Adverse Fact” is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

NEWMARK

Confidentiality Agreement N79W14700 Appleton Ave, Menomonee Falls, WI 53051

This Confidentiality Agreement (the "Agreement") is executed by the undersigned, an interested party and prospective purchaser for N79W14700 Appleton Ave, Menomonee Falls, Wisconsin (the "Interested Party" in the "Proposed Transaction"), in favor of the Seller ("Owner"):

In connection with Interested Party's possible purchase from Owner of certain real property (the "Property"), Owner intends to make available certain information to Interested Party. The term "Information" means all information that Owner has made or is making available to Interested Party. Whether directly or through Newmark (Owner's Property Representative"), whether before or after the date of this Agreement, whether tangible or intangible, and in whatever form, as well as all information generated by Interested Party or its representatives, as defined below, that contains, reflects or is derived from the furnished information. Such information may but shall not be required to be itemized on a schedule, which may now or later be attached to this Agreement and initialed by Interested Party. The information does not purport to contain all of the information that Interested Party may desire. Interested Party should conduct its own investigation and analysis of the information, for the Owner's Property Representative does not warrant or represent the validity of the information and shall be held harmless

In consideration of Owner's disclosure of the information to Interested Party, Interested Party agrees that it shall keep the information confidential and will not use any of the information in any way detrimental to Owner, without the prior written consent of Owner, such information shall not be disclosed by Interested Party or any of its officers, directors, partners, employees, affiliates, agents or representatives (collectively, "Representatives") to any third party and shall not be used by Interested party or its Representatives other than in connection with the Proposed Transaction with the Owner.

Interested Party agrees that the information may be transferred only to such of its Representatives who need to know the information for the sole purpose of assisting Interested party in evaluating the Proposed Transactions, who are informed of this Agreement, and who in writing agree to be bound by the terms hereof as if a party hereto.

Neither Owner, Owner's Property Representative, nor any of their representatives has made or makes any representation or warranty, express or implied, as to the accuracy or completeness of the information. Interested party agrees that neither Owner, Owner's Property Representative, nor their representatives shall have any liability to Interested Party or to any of its Representatives resulting from the providing or use of the information.

ACCEPTED AND AGREED to this on the _____ day of _____, 20__.

Prospective Purchaser:

Signed: _____

Company: _____

Print Name: _____

Address: _____

Title: _____

Phone: _____

Email: _____

Fax: _____

Website: _____

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