

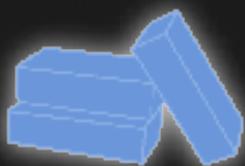
1319-1409 Creston Park Dr | Janesville, WI 53545  
\$7,560,000 | 9.25% CAP



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Plainview, NY 11803  
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# CRESTON PARK MALL



\$ / PSF  
\$102



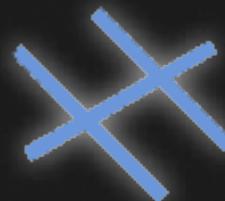
OCCUPANCY  
67%



PRICE  
\$7,560,000



Square Feet  
73,471 SF



LOT SIZE  
7.987 Acres



CAP Rate  
9.25%

# RENT ROLL

Unit	Tenant	Sq. Ft	\$/Sq.Ft.	Base Rent	Reimb.	Lease Type	Lease Start	Lease Expires	Options
1	Office Max	23,500	\$7.50	\$176,250	\$82,250	Mod Gross	6/3/1997	11/1/2027	4 / 5 Year
1321	Enterprise Rental	4,991	\$7.50	\$37,433	\$17,468	NNN	5/1/2025	4/30/2030	--
1323	Mega Media Xchange	2,980	\$7.50	\$22,350	\$10,430	NNN	6/1/2025	5/31/2030	--
1325A	Classic Nails	1,000	\$12.94	\$12,936	\$3,636	NNN	11/29/2010	12/31/2034	--
1335	Billiards Lounge	18,200	\$7.25	\$131,950	\$91,000	Lease Negotiations   LL will credit full TI expense to purchaser			
1401	Bricks & Minifigs	3,120	\$10.50	\$32,760	\$10,920	--	11/1/2024	11/1/2029	--
1405	China House Buffet	4,100	\$10.15	\$41,616	\$14,350	NNN	6/1/2024	5/31/2034	1 / 5 Year
1406	VACANT	6,080	--	--	--	--	--	--	--
1407	Fresenius Medical Care	9,500	\$16.50	\$156,744	\$28,464	NNN	11/1/2016	1/31/2027	--
		<b>73,471</b>	<b>\$9.91</b>	<b>\$612,039</b>	<b>\$258,518</b>				



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# Financial Info

<b>Income:</b>		
Base Rent:	\$612,039	
NNN Reimb.	\$258,518	
<b>Gross Rent:</b>		<b>\$870,557</b>
<b>Total Expenses:</b>		
RE Taxes	\$89,162	\$1.21
Insurance	\$15,526	\$0.21
Snow Removal	\$12,285	
Utilities	\$12,830	
Fire Alarm Monitoring	\$1,465	
Management Fee	\$39,744	4.57%
<b>Total Expenses:</b>		<b>\$171,012</b>
<b>Net Income:</b>		<b>\$699,545</b>
<b>Price: \$7,560,000 (9.25% CAP)   \$102 PSF</b>		

# Highlights

- Positioned for maximum exposure, the property benefits from approximately 25,000 vehicles passing through adjacent roads daily.
- Additional Outlot Sale | Possibility to parcel-out as much as ~1 acre of land from parking lot.
- Office Max (Major Tenant) has been occupying since 1997, showing commitment to the site. \*Tenant has sent notice for renewal\*
- Densely populated submarket to Madison, WI. Nearly 400k residents in a 25-mile radius.
- Janesville's retail market vacancy stands at a low 2.6%.

<b>Property Description</b>	
Property Name	Creston Park Mall
Property Address	1319-1409 Creston Park Drive
City, State ZIP	Janesville, Wisconsin 53545
Property Type	Shopping Mall
Year Built	1997
Building Size-Gross (SF)	76,419
Building Size-Rentable (SF)	73,471
Site Size (SF)	347,911
Site Size (Acres)	7.987
Parking Spaces	283

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# RENT - COMPARABLE SHOPPING CENTERS

Number of  
Comparable

9

NNN Market  
Rent/SF

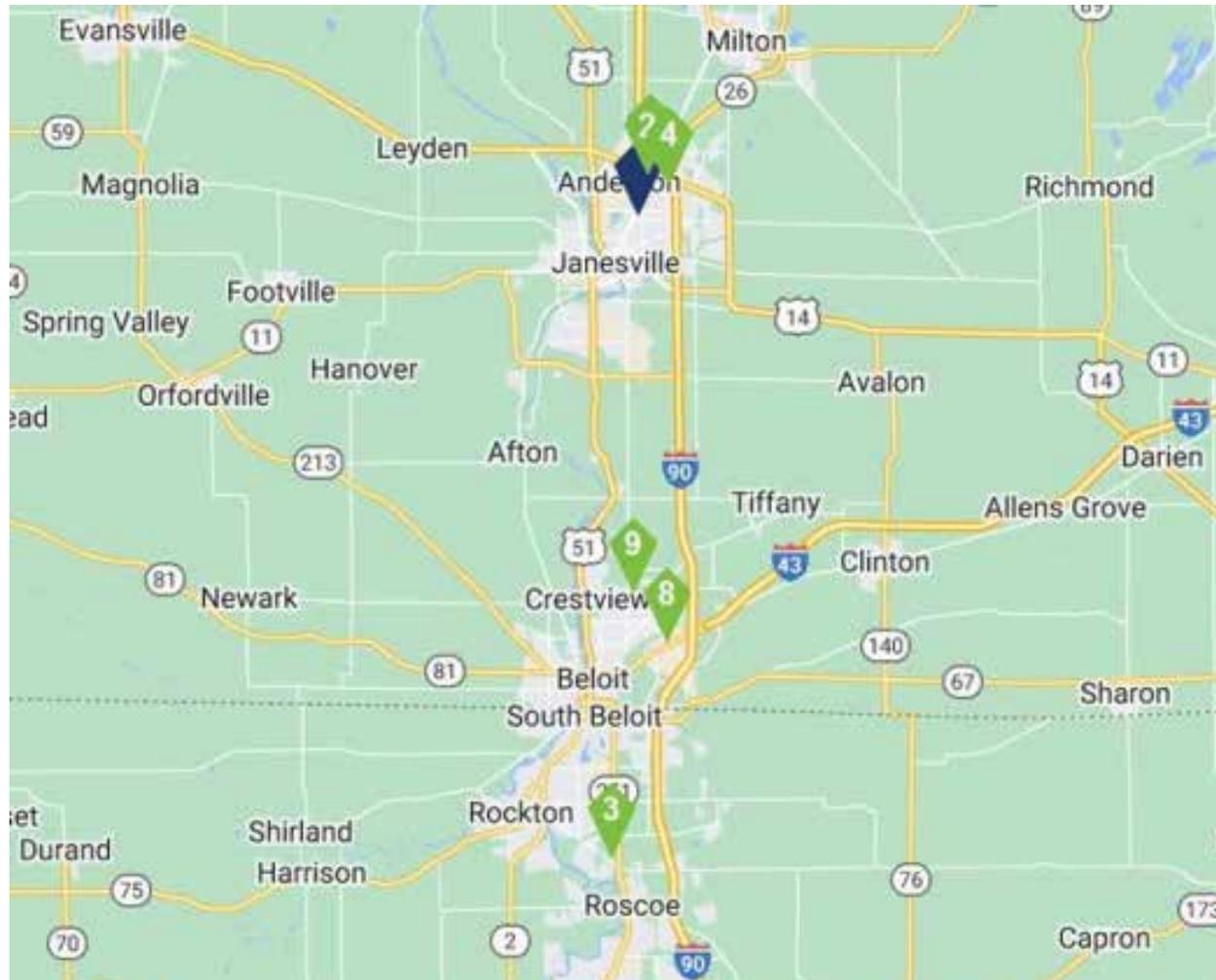
\$13.59

Availability Rate

1.4%

Vacancy Rate

0.5%



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Center Name / Address	Yr Blt/Renov	Distance	Location Score	Center GLA	Anchor	Spcs	Avail %	Vac %	NNN Rent Per SF
1 <a href="#">Pick 'N Save &amp; Tracto...</a> 1750 Us Highway 51	1979	19 Mile	61	97,074 SF	Pick 'n Save	0	0%	0%	\$15-18 (Est.)
2 <a href="#">Crossroads of Janesv...</a> 3023 Milton Ave	1988/2008	1 Mile	19	147,873 SF	Hobby Lobby Slumberland Dollar Tree	0	0%	0%	\$14-17 (Est.)
3 <a href="#">Hilander Village</a> 4844-4986 Hononegah Rd	1994	19 Mile	51	125,712 SF	Schnucks	3	8.4%	3.8%	\$15
4 <a href="#">The Marketplace at Ja...</a> 2700 Pontiac Pl	1984/2017	1 Mile	57	71,822 SF	PetSmart, Inc. Ross Dress for L... JOANN Fabric a...	0	0%	0%	\$12-14 (Est.)
5 <a href="#">Kmart Plaza</a> 1309 N High St	1979	19 Mile	28	90,662 SF	-	0	0%	0%	\$11-14 (Est.)
6 <a href="#">The Valley Plaza</a> 2430-2626 E US-14	1980	1 Mile	33	173,403 SF	-	0	0%	0%	\$11-14 (Est.)
7 <a href="#">Humes Road Shoppin...</a> 2017 E US-14	1992	1 Mile	12	136,939 SF	Target	0	0%	0%	\$10-13 (Est.)
8 <a href="#">Morgan Square</a> 1810-2180 Sutler Ave	1995/2003	12 Mile	50	124,530 SF	-	1	3.0%	0%	\$12.28
9 <a href="#">Beloit Shopko Plaza</a> 2701-2761 Prairie Ave	1978/1986	11 Mile	19	98,746 SF	-	0	0%	0%	\$10.55

Property Name / Address	NNN Asking Rent Per SF	Median Household Income (5 mi)
1 <a href="#">Pick 'N Save &amp; Tractor Supply Co.</a> 1750 Us Highway 51	\$15-18 (Est.)	\$81,365
2 <a href="#">Crossroads of Janesville</a> 3023 Milton Ave	\$14-17 (Est.)	\$61,579
3 <a href="#">Hilander Village</a> 4844-4986 Hononegah Rd	\$15	\$85,749
4 <a href="#">The Marketplace at Janesville</a> 2700 Pontiac Pl	\$12-14 (Est.)	\$61,255
5 <a href="#">Kmart Plaza</a> 1309 N High St	\$11-14 (Est.)	\$69,916
6 <a href="#">The Valley Plaza</a> 2430-2626 E US-14	\$11-14 (Est.)	\$61,248
7 <a href="#">Humes Road Shopping Center</a> 2017 E US-14	\$10-13 (Est.)	\$61,842
8 <a href="#">Morgan Square</a> 1810-2180 Sutler Ave	\$12.28	\$56,672
9 <a href="#">Beloit Shopko Plaza</a> 2701-2761 Prairie Ave	\$10.55	\$55,198

Average

\$13

\$66,092

Walgreens



Milton Ave - 24,852 VPD



Firestone

Humes Rd - 25,850 VPD

O'Reilly AUTO PARTS | Hardee's | Ashley HOMESTORE | Jersey Mike's SUBS | PET SMART | Applebee's GRILL + BAR | HyVee | TACO BELL | ROSS DRESS FOR LESS | five BEL'W | HARBOR FREIGHT QUALITY TOOLS AT RIDICULOUSLY LOW PRICES

Sam's Club

WAL\*MART SUPERCENTER

Uptown Janesville Mall

BURGER KING

BIG LOTS! | planet fitness | Denny's | SUBWAY

McDonald's | Wendy's

Firestone | Domino's



Milton Ave - 24,852 VPD

Culver's

KFC

Walgreens | Auto Zone

TACO BELL

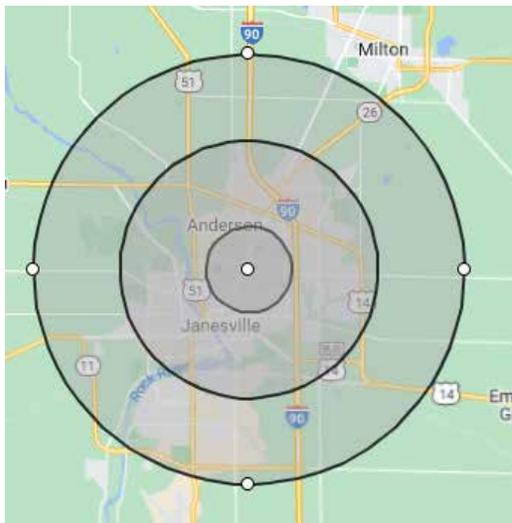
Advance Auto Parts | NAPA AUTO PARTS

Target | chili's | MENARDS | Chipotle MEXICAN GRILL | Popeyes | Arby's

HOBBY LOBBY | Panera | BUFFALO WILD WINGS

DUNKIN' DONUTS | PIZZA HUT | SHERWIN WILLIAMS | boost mobile

Information shown is reported to be from public sources. No representation is made to the accuracy of any data submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



POPULATION:	3 MILE	5 MILE	10 MILE
2010 POPULATION	51,496	67,538	93,076
2023 POPULATION	53,386	70,150	97,705
2028 POPULATION PROJECTION	54,016	71,002	99,079
ANNUAL GROWTH 2010-2023	0.30%	0.30%	0.40%
ANNUAL GROWTH 2023-2028	0.20%	0.20%	0.30%

### 2023 POPULATION BY RACE:

WHITE	49,045	64,788	91,204
BLACK	1,598	2,017	2,324
AMERICAN INDIAN/ALASKAN NATIVE	258	307	458
ASIAN	946	1,163	1,411
HAWAIIAN & PACIFIC ISLANDER	33	43	46
TWO OR MORE RACES	1,505	1,832	2,261
HISPANIC ORIGIN	3,694	4,802	5,967

### HOUSEHOLDS:

2010 HOUSEHOLDS	21,207	27,287	37,371
2023 HOUSEHOLDS	22,087	28,441	39,360
2028 HOUSEHOLD PROJECTION	22,359	28,796	39,922
ANNUAL GROWTH 2010-2023	0.40%	0.40%	0.40%
ANNUAL GROWTH 2023-2028	0.20%	0.30%	0.30%
OWNER OCCUPIED HOUSEHOLDS	14,573	19,891	28,910
RENTER OCCUPIED HOUSEHOLDS	7,786	8,905	11,012
AVG HOUSEHOLD INCOME	\$70,740	\$73,220	\$77,111
MEDIAN HOUSEHOLD INCOME	\$57,767	\$60,361	\$64,778

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Schnucks is a supermarket chain. Based in the St. Louis area, the company was founded in 1939, and currently operates in four states throughout the Midwest (Missouri, Illinois, Indiana, and Wisconsin).

Schnucks is one of the largest privately held supermarket chains in the United States and dominates the St. Louis metro grocery market.



Locations  
**115**

Revenue  
**\$3.1 B**

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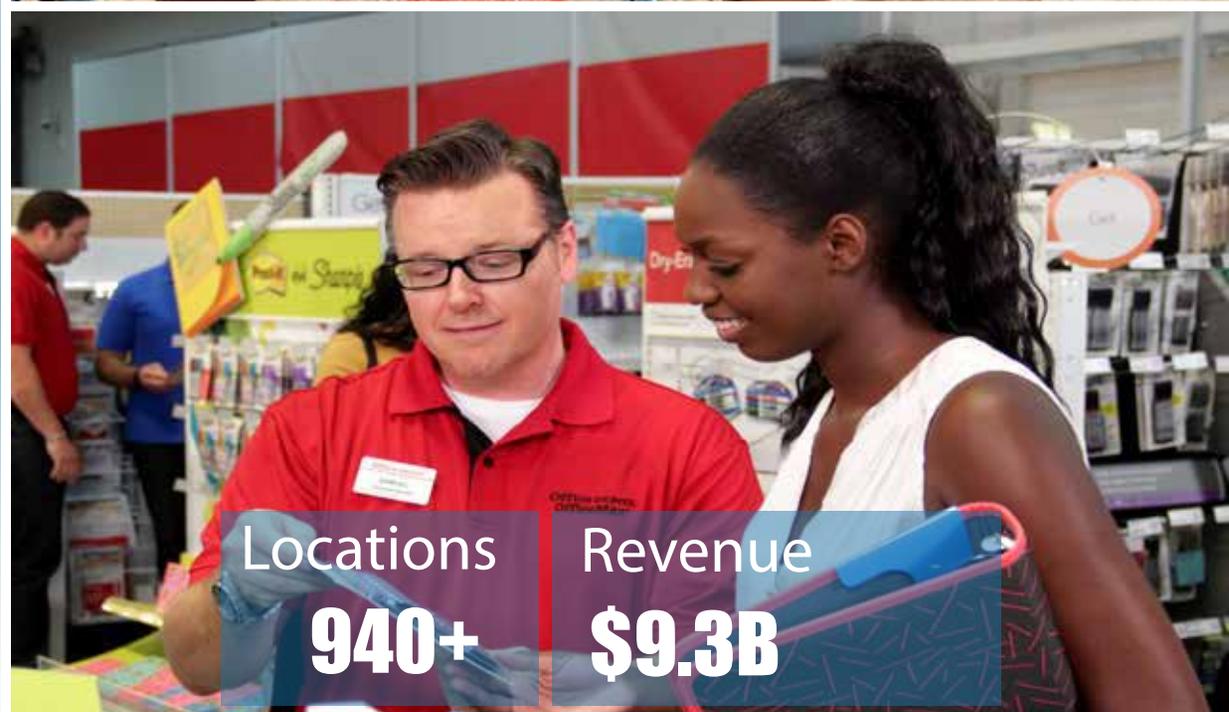
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# OfficeMax<sup>®</sup>

## TENANT INFORMATION



OfficeMax is an American office supplies retailer founded in 1988. As an independent chain, it was the third-largest office supply retailer in the United States. Following a 2013 merger, it is currently a brand and subsidiary of Office Depot.



Locations  
**940+**

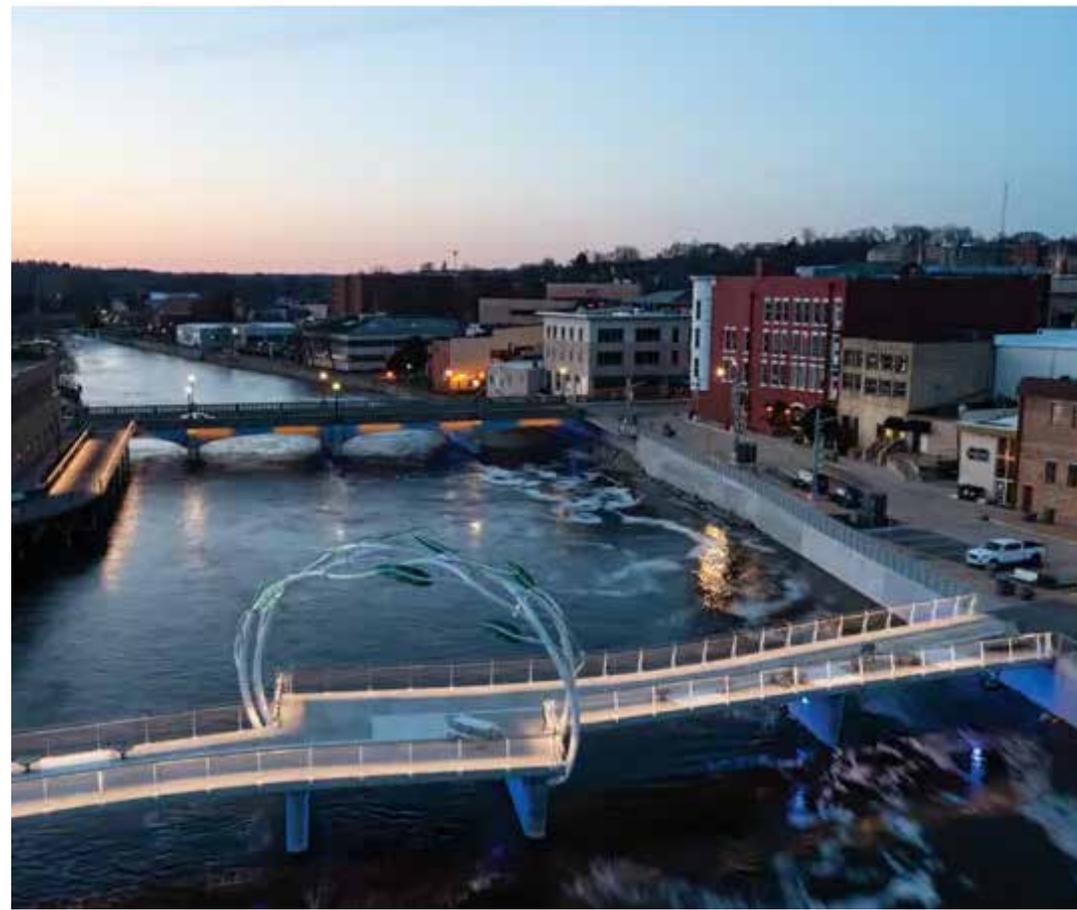
Revenue  
**\$9.3B**

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Janesville is the most populous city and the county seat of Rock County, Wisconsin. As of the 2020 census, the city had a population of 65,615, making it the tenth-most populous city in Wisconsin. The city has a total area of 34.76 square miles, of which 34.16 square miles is land and 0.6 square miles is water.



# Janesville, WI



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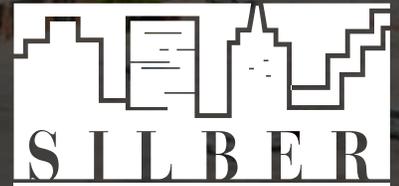
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**Plainview, NY 11803**

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