

PROPERTY INFORMATION

Address	272 E. Capitol Drive Milwaukee , WI 53211
Purchase Price	\$1,444,785
Total Square Feet	6,000
Price / SqFt	\$240.80
Cash on Cash Return	7.000 %
Lease Guarantor	CSK Auto
Lot Size	0.46 acres
Percentage Rent	N/A
Minimum Investment	\$25,000
Year Built	2002

TENANT PROFILE

Tenant	Checker (O'Reilly Auto)
Net Worth / Credit Rating	1.14 Bil./ BBB+
Ticker Symbol	CAO
Tenant Website	http://www.checkerauto.com

Headquartered in Phoenix, AZ, CSK Auto has experienced sustained growth since its inception in 1969 through a combination of acquisitions and a well-managed program of store construction and expansion. CSK currently owns and operates more than 1,260 retail auto parts stores in 22 states under the brand names Checker Auto Parts, Schucks Auto Supply, Krage Auto Parts, and Murrays Discount Auto Stores, generating a combined annual revenue in excess of \$1.9B. CSK has the number one market position in 22 of the 32 geographic markets in which it operates, based on store count. In July 2008, O'Reilly Auto, Inc., another giant in the automotive parts retail industry, completed an acquisition of all outstanding shares of CSK stock. O'Reilly intends to continue operating CSK as a wholly owned subsidiary.

DEMOGRAPHIC INFORMATION

Population	1,256,807
Average Household Income	\$33,500

Long a hotbed of manufacturing might, the Greater Milwaukee region has, in recent years, seen a growth in its educational, health, and social services sectors, which now accounts for 22.4 percent of all employment in the region.



PROPERTY DESCRIPTION

This freestanding single tenant building was constructed in 2002 to CSK Autos specifications. The 20,000 SF corner lot offers excellent visibility to Capitol Drive, with over 35,000 cars passing the center per day.

LEASE INFORMATION

Rent Commencement	2002-11-11
Lease Expiration	11/30/2017
Lessor Responsibility	Roof & Structure
Tenant Responsibility	RE Taxes & Insurance, Utilities, HVAC & all maintenance except roof and structure
Lease Term	15 Years
Annual Rent	\$101,135
Rent Escalation	13% in year 11 and each option
Lease Type	NNN
Lease Renewal Options	(2) 5 year renewal options

RENT PAYMENT SCHEDULE

Year	Rent	Annual ROI
6-10	\$101,135	7.00%
11-15	\$114,283	7.91%
16-20*	\$129,140	8.94%
21-25*	\$145,928	10.10%

* Assuming client exercises this option

Average Term Rent	\$122,622
Average Term Cap Rate	8.49%

