



Net Lease Multi-Tenant Retail Investment | Wausau, WI



2220-2222 Grand Avenue Wausau, WI 54403



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MARKET OVERVIEW

A low-angle, upward-looking photograph of several modern skyscrapers. The buildings are constructed with glass and steel, reflecting the sky and clouds. The perspective creates a sense of height and scale. A large, semi-transparent blue rectangular box is centered over the image, containing the text "Executive Summary" in a white, serif font. There is also a smaller, solid blue rectangular box at the top center of the image.

Executive Summary



Investment Summary:

Greywolf Partners, Inc. is pleased to offer a unique investment opportunity in Wausau, Wisconsin: the fee simple interest (land and building) in a recently renovated, freestanding, multi-tenant property anchored by Titlemax.

This property features long-term leases with a prominent national tenant and a reputable regional tenant. Both tenants have invested significantly in their buildouts and have expressed interest in exercising their lease renewal option(s). The Titlemax lease includes 2% annual rent increases, has two 5-year renewal options, is corporate guaranteed, and is structured as a true NNN lease, with landlord responsibilities limited to the roof, parking, and structure. Similarly, the Sweet Fire Tobacco lease offers 2.5% annual increases, has two 5-year renewal options, is guaranteed by the operator, and is also a true NNN lease with landlord responsibilities limited to the roof, parking, and structure.

The site is strategically positioned at the high-traffic intersection of Grand Avenue (State HWY 51) and Eau Claire Boulevard (17,000+ VPD). Grand Avenue is a major retail trade corridor, featuring a diverse mix of national, regional, and local tenants. The location benefits from proximity to several residential neighborhoods, providing an ideal customer base for Titlemax and Sweet Fire Tobacco.

The five-mile trade corridor is home to approximately 68,891 residents with a median household income of \$59,259, and supports a workforce of nearly 74,921 employees in the Marathon County area.

This property offers a passive investment with limited landlord and management responsibilities, stable income, credit tenants, and long term leases. Ideal for an out-of-state investor!

Offering Summary

Sale Price:	\$480,000
NOI:	\$40,993.22
Building Size:	4,987 SF (831 SF Garage)
Cap Rate:	8.54%
Occupancy:	100%
Year Built:	1975
Year Renovated:	2020 / 2021
Guaranty:	Corporate
Lease Type:	NNN



Recently Remodeled Building | Annual Rental Increases | Extended Lease:

- The building was recently remodeled in 2020/2021
- Tenant demonstrated commitment to the site by substantial capital invested for buildout and interest in exercising both 5-year options
- Annual 2% and 2.5% rental increases throughout the primary and renewal lease terms, generating steady NOI growth and hedging against inflation

Net Leased Property | Fee Simple Ownership | Limited Landlord Responsibilities:

- Tenant pays for CAM, Insurance, and Real Estate Taxes
- Ideal, limited management investment for an out-of-state, passive investor
- Landlord responsibilities limited to roof, structure, and parking

Located Along One of Wausau's Major Arteries | Hard Corner Location:

- The site is located at the intersection of Eau Claire Boulevard and Grand Avenue (State Hwy 51) (17,000 + VPD)
- Grand Avenue / State Highway 51 is considered one of Wausau's busiest arterial roads.

Adjacent to Numerous Neighborhoods:

- The site is also adjacent to numerous neighborhoods / communities with a large residential consumer base
- Ideal consumer group for the Tenant mix.

Strong Demographics in Dense 5 – Mile Trade Corridor:

- More than 68,891 residents and nearly 74,921 employees support the trade corridor
- Average Household Income of \$59,259



Tenant Overview

Company:	- TitleMax
Founded:	- 1998
Locations:	- 900+
Headquarters:	- Savannah, GA
Website:	- titlemax.com

TITLEMAX

- TitleMax, Inc. is a privately owned title lending business with corporate offices in Dallas, Texas and Savannah, Georgia. TitleMax® is one of the nation's largest title lending companies. Every day, TitleMax® helps thousands of people get the cash they need with a title loan, title pawn or now in select states, with a personal loan. They offer rates that are very competitive, while providing a superior level of customer service. Since the first stores opening in 1998 in Georgia, TitleMax has expanded to more than 900 stores spanning fourteen states. TitleMax serves individuals who generally have limited access to consumer credit from banks, thrift institutions, credit card lenders, and other traditional sources of consumer credit. TitleMax offers title loan and title pawn products which allows customers to meet their liquidity needs by borrowing against the value of their vehicles while retaining use of their vehicle during the term of the loan. With more than 2,000 team members nationwide, the company prides itself on providing customers with clarity and confidence.



LEASE ABSTRACT:

TITLEMAX, INC

Tenant:	TitleMax, Inc.
Premises:	3,149
Base Rent:	\$27,602
Rent Per SF:	\$8.77 PSF NNN
Lease Commencement:	04/14/2020
Lease Expiration:	04/13/2025
Lease Term:	5 Years
Renewal Option:	2 x 5 Year
Rent Increases:	2% Annual Escalations
Lease Type:	NNN
Use:	Retail
Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Landlord's Responsibility
HVAC:	Tenant's Responsibility
Right of First Refusal:	None
Guarantor	Corporate



CAP Rate	8.54%
Cash-on-Cash Return (yr 1)	9.84%
Total Return (yr 1)	\$17,820
Debt Coverage Ratio	1.41
Gross Scheduled Income	\$44,004
Other Income	\$16,899
Total Scheduled Income	\$60,902
Vacancy Cost	\$4,400
Gross Income	\$56,502
Operating Expenses	\$15,509
Net Operating Income	\$40,993
Pre-Tax Cash Flow	\$11,889
Loan Amount	\$359,200
Debt Service	\$29,104
Debt Service Monthly	\$2,425
Principal Reduction (yr 1)	\$5,931



Tenant Overview

Company:	- Sweet Fire Tobacco
Founded:	- 2015
Locations:	- 60+
Headquarters:	- Gaylord, Michigan
Website:	- sweetfiretobacco.com

SWEET FIRE TOBACCO

Sweet Fire Tobacco is a distinguished brand specializing in both premium cigars and high-quality vape products. Known for their artisanal cigars, they blend rich, carefully selected tobaccos to create unique and flavorful smoking experiences. Each cigar is handcrafted by skilled artisans, ensuring a top-notch product with every puff. In addition to their cigars, Sweet Fire Tobacco offers a diverse range of vape products, designed to cater to modern preferences while maintaining their commitment to quality. Their vape offerings include a variety of flavors and nicotine strengths, aiming to provide a satisfying alternative for those who prefer vaping. With a dedication to excellence in both traditional and contemporary smoking options, Sweet Fire Tobacco stands out as a versatile and innovative brand in the industry.



LEASE ABSTRACT:

Sweet Fire Tobacco

Tenant:	Sweet Fire Tobacco
Premises:	1,238 SF
Base Rent:	\$16,401.50
Rent Per SF:	\$12.93 PSF NNN
Lease Commencement:	06/15/2021
Lease Expiration:	06/14/2026
Lease Term:	5 years
Renewal Options:	2 x 5 Year
Rent Increases:	2.5% Annual Escalation
Lease Type:	NNN
Use:	Retail
Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Right of First Refusal:	None



PROPERTY OVERVIEW



Sale Price

\$480,000

Location Information

Building Name	Net Leased Multi-tenant Retail Opportunity - Wausau, WI
Street Address	2220-2222 Grand Avenue
City, State, Zip	Wausau, WI 54403
County	Marathon
Road Type	Highway
Nearest Airport	Central Wisconsin Airport

Building Information

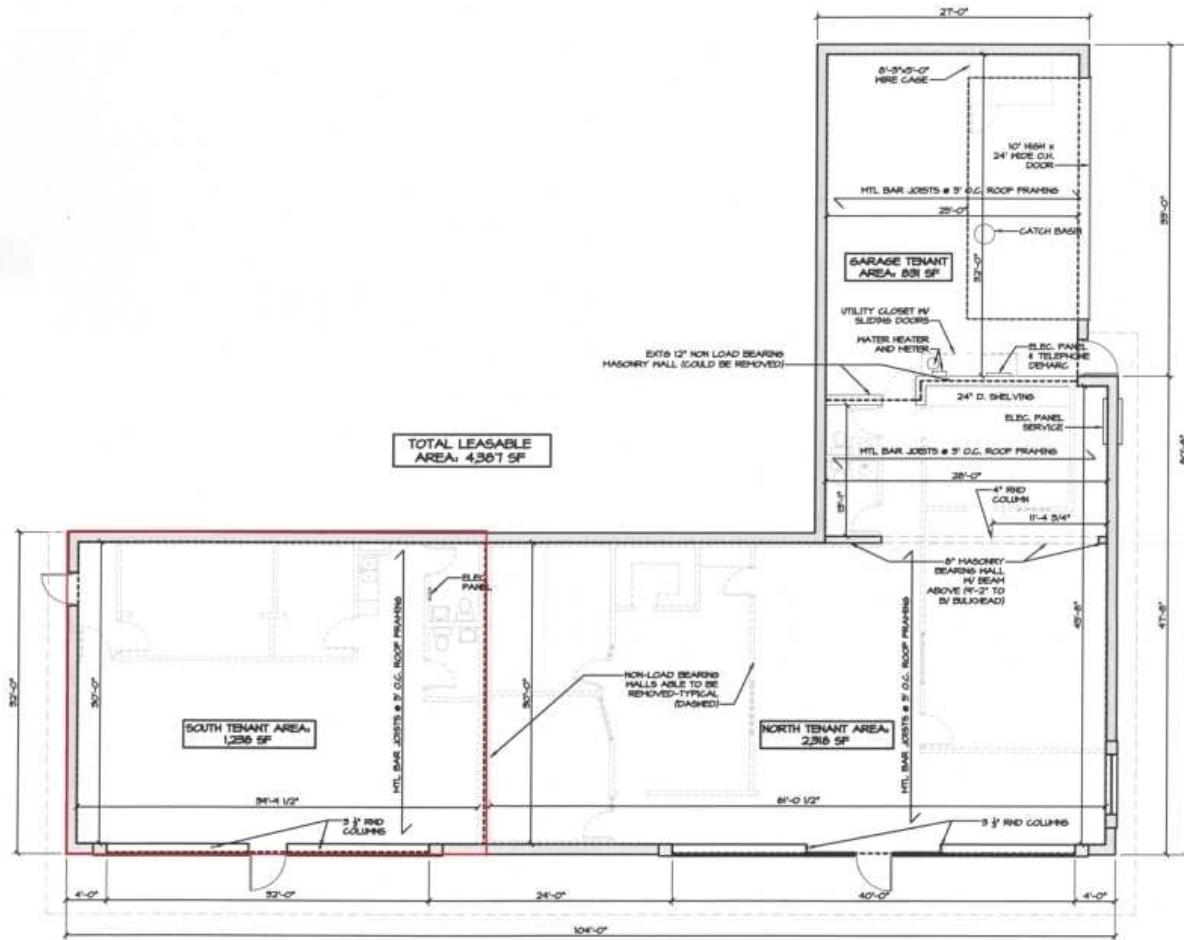
Building Size	4,987 SF
NOI	\$40,993.22
Cap Rate	8.54
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1975
Year Last Renovated	2021

Property Information

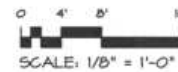
Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	Commercial

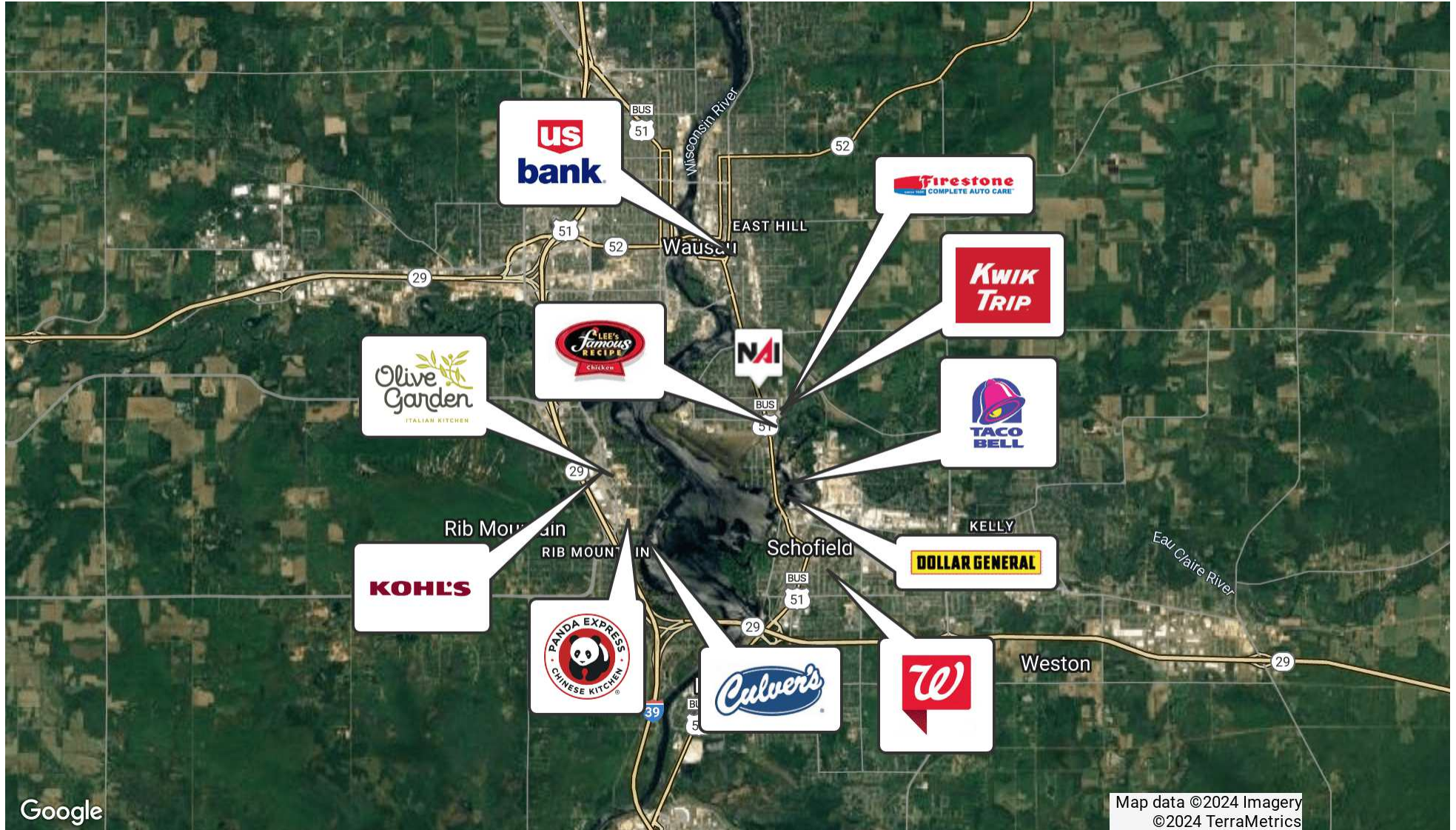
Taxes & Valuation

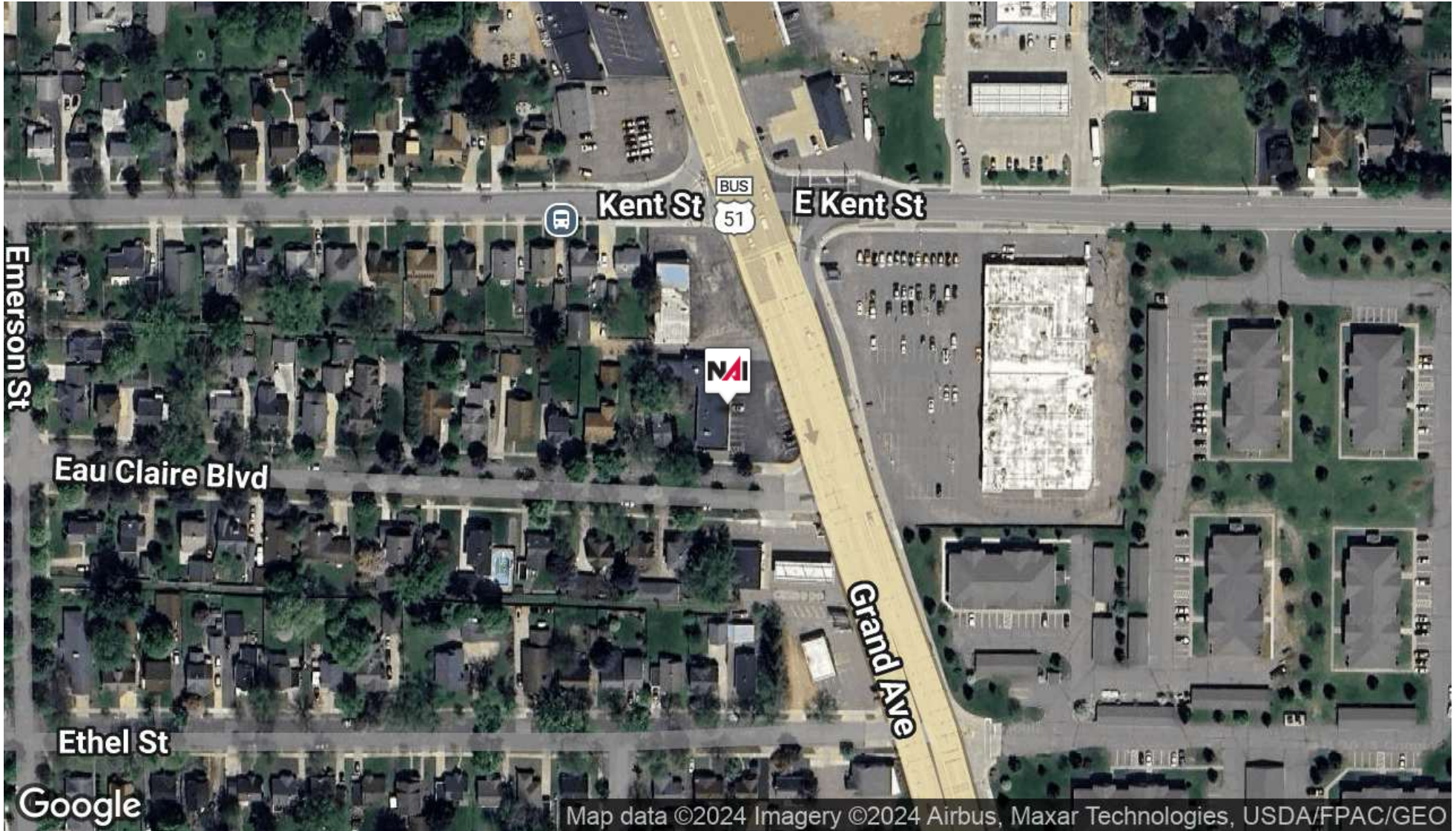
Foreclosure / Distressed	No
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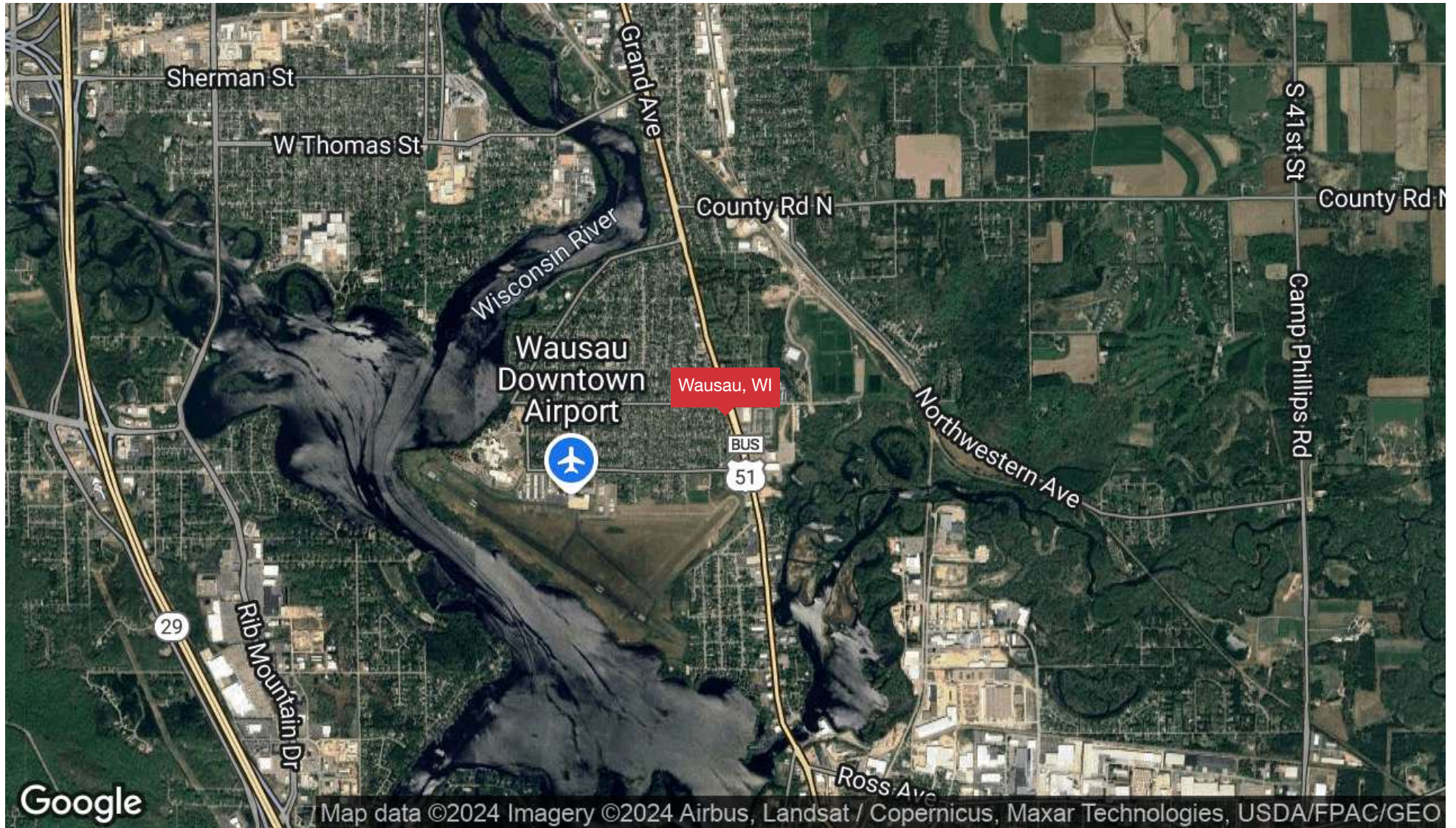


EXTG FLOOR PLAN
1/8" = 1'-0"













SALE COMPARABLES

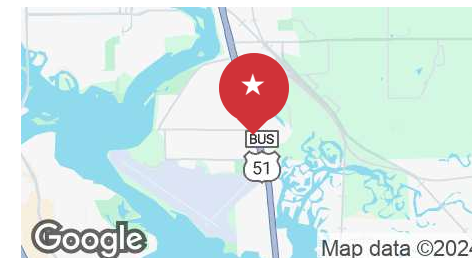


Net Leased Multi-Tenant Retail Opportunity - Wausau, WI

2220-2222 Grand Avenue , Wausau, WI 54403

Subject Property

Price:	\$480,000	Bldg Size:	4,987 SF
Cap Rate:	8.54%	Year Built:	1975

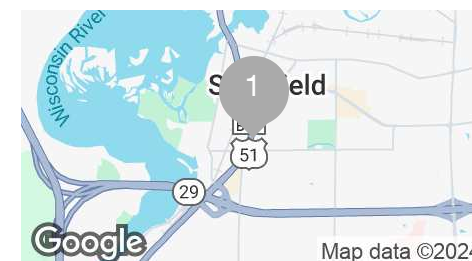


5907 US-51 Business

Weston, WI 54476

Sold 9/28/2023

Price:	\$822,000	Bldg Size:	4,095 SF
Cap Rate:	N/A		



1512 Schofield Avenue

Schofield, WI 54476

Sold 12/29/2022

Price:	\$775,000	Bldg Size:	6,400 SF
Cap Rate:	N/A		

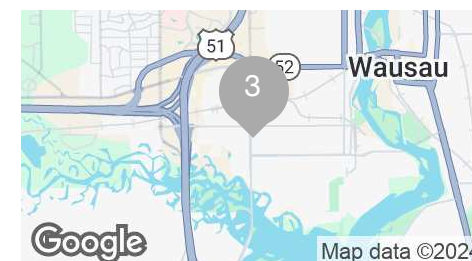


933-935 S 17th Ave

Wausau, WI 54401

Sold 8/31/2022

Price:	\$400,000	Bldg Size:	3,081 SF
Cap Rate:	N/A		

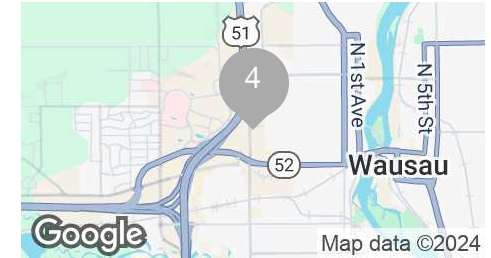




109 S 17th Ave
Wausau, WI 54401

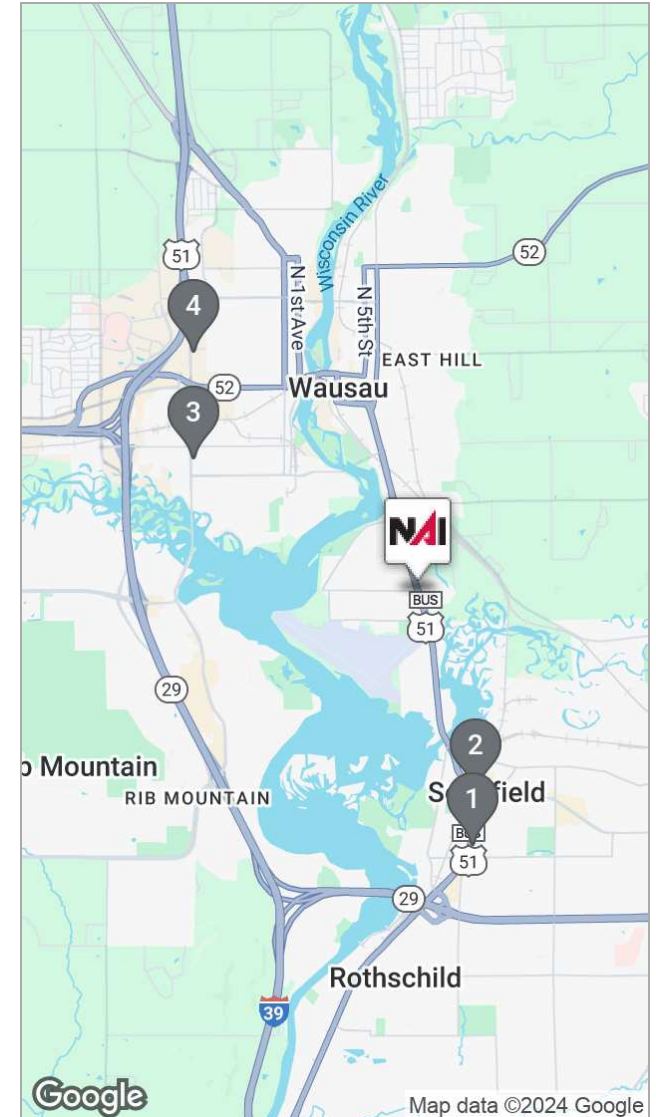
Sold 12/30/2021

Price: \$750,000 Bldg Size: 6,500 SF
Cap Rate: 7.60%





	Name/Address	Price	Bldg Size	Cap Rate	Price/SF
★	Net Leased Multi-tenant Retail Opportunity - Wausau, WI 2220-2222 Grand Avenue Wausau, WI	\$480,000	4,987 SF	8.54%	\$96.25
1	5907 US-51 Business Weston, WI	\$822,000	4,095 SF	-	\$200.73
2	1512 Schofield Avenue Schofield, WI	\$775,000	6,400 SF	-	\$121.09
3	933-935 S 17th Ave Wausau, WI	\$400,000	3,081 SF	-	\$129.83
4	109 S 17th Ave Wausau, WI	\$750,000	6,500 SF	7.60%	\$115.38
	Averages	\$686,750	5,019 SF	7.60%	\$141.76



A low-angle, upward-looking photograph of several modern skyscrapers. The buildings are primarily composed of glass and steel, with their facades reflecting the sky and clouds. The perspective creates a sense of height and scale. A central blue rectangular box contains the text "ON MARKET SALE COMPARABLES" in white, serif, all-caps font. The sky is filled with soft, white clouds, and a small, glowing orange light is visible in the lower-left corner.

ON MARKET SALE COMPARABLES



Net Leased Multi-Tenant Retail Opportunity - Wausau, WI

2220-2222 Grand Avenue , Wausau, WI 54403

Subject Property

Price:	\$480,000	Bldg Size:	4,987 SF
No. Units:	2	Cap Rate:	8.54%
Year Built:	1975		

For Sale
4,987 SF | \$480,000
Retail Space

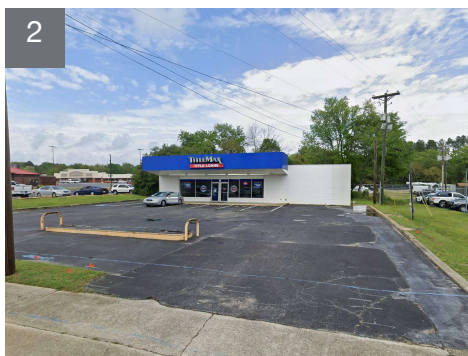
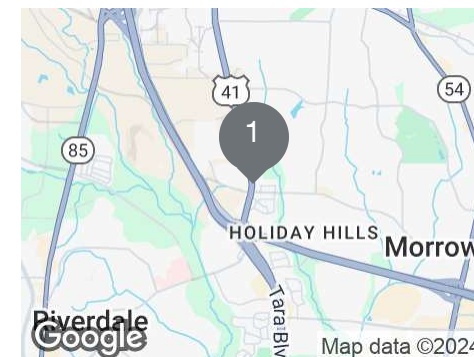


5970 Old Dixie Hwy

Forest Park, GA 30297

On Market

Price:	\$802,242	Bldg Size:	2,971 SF
Cap Rate:	6.60%		



10520 Dunbarton Blvd

Barnwell, SC 29812

On Market

Price:	\$393,820	Bldg Size:	2,000 SF
Cap Rate:	8%		





3101 North Navarro Street

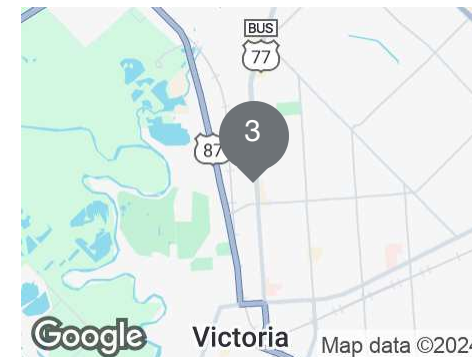
Victoria, TX 77901

On Market

Price: \$887,360 Bldg Size: 2,057 SF

Cap Rate: 7.50%

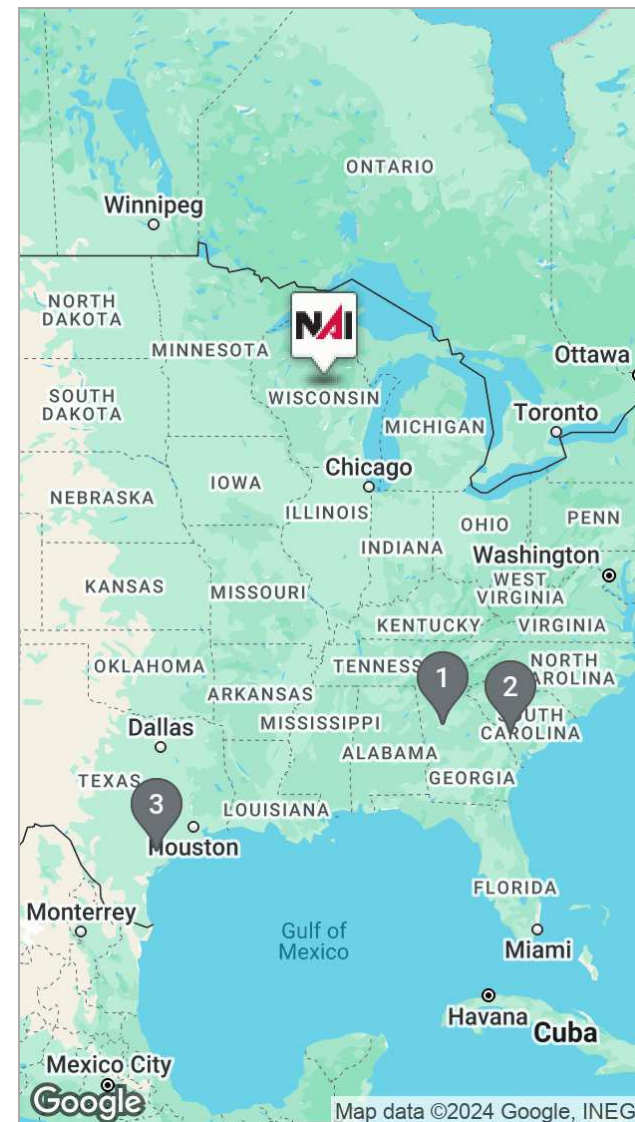
For Sale
4,987 SF | \$480,000
Retail Space





For Sale
4,987 SF | \$480,000
Retail Space

	Name/Address	Price	Bldg Size	No. Units	Cap Rate
★	Net Leased Multi-tenant Retail Opportunity - Wausau, WI 2220-2222 Grand Avenue Wausau, WI	\$480,000	4,987 SF	2	8.54%
1	5970 Old Dixie Hwy Forest Park, GA	\$802,242	2,971 SF	-	6.60%
2	10520 Dunbarton Blvd Barnwell, SC	\$393,820	2,000 SF	-	8%
3	3101 North Navarro Street Victoria, TX	\$887,360	2,057 SF	-	7.50%
	Averages	\$694,474	2,343 SF		7.37%



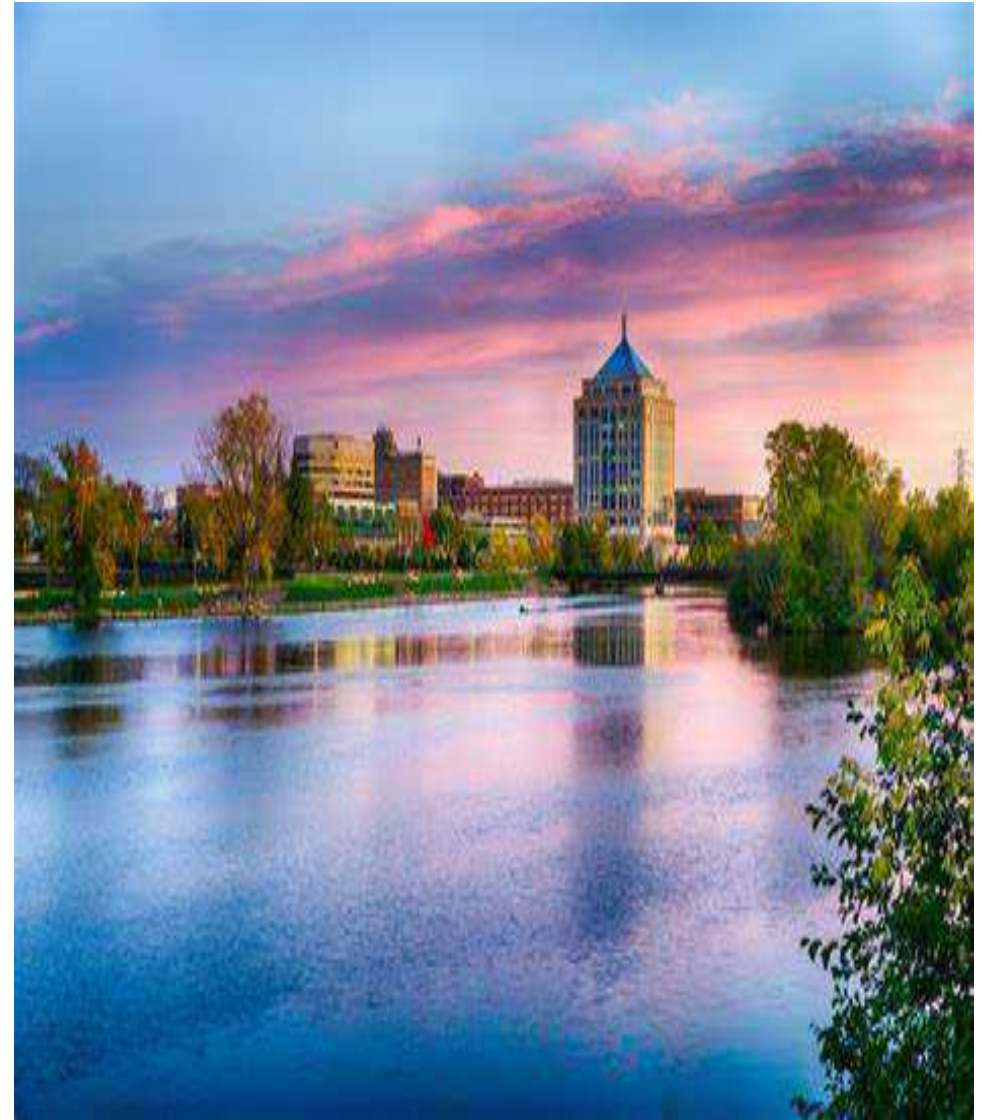
A low-angle, upward-looking photograph of several modern skyscrapers. The buildings are constructed with glass and steel, reflecting the sky and clouds. The perspective creates a sense of height and scale. A central blue rectangular box contains the text "MARKET OVERVIEW" in white, serif, all-caps font.

MARKET OVERVIEW



Market Information

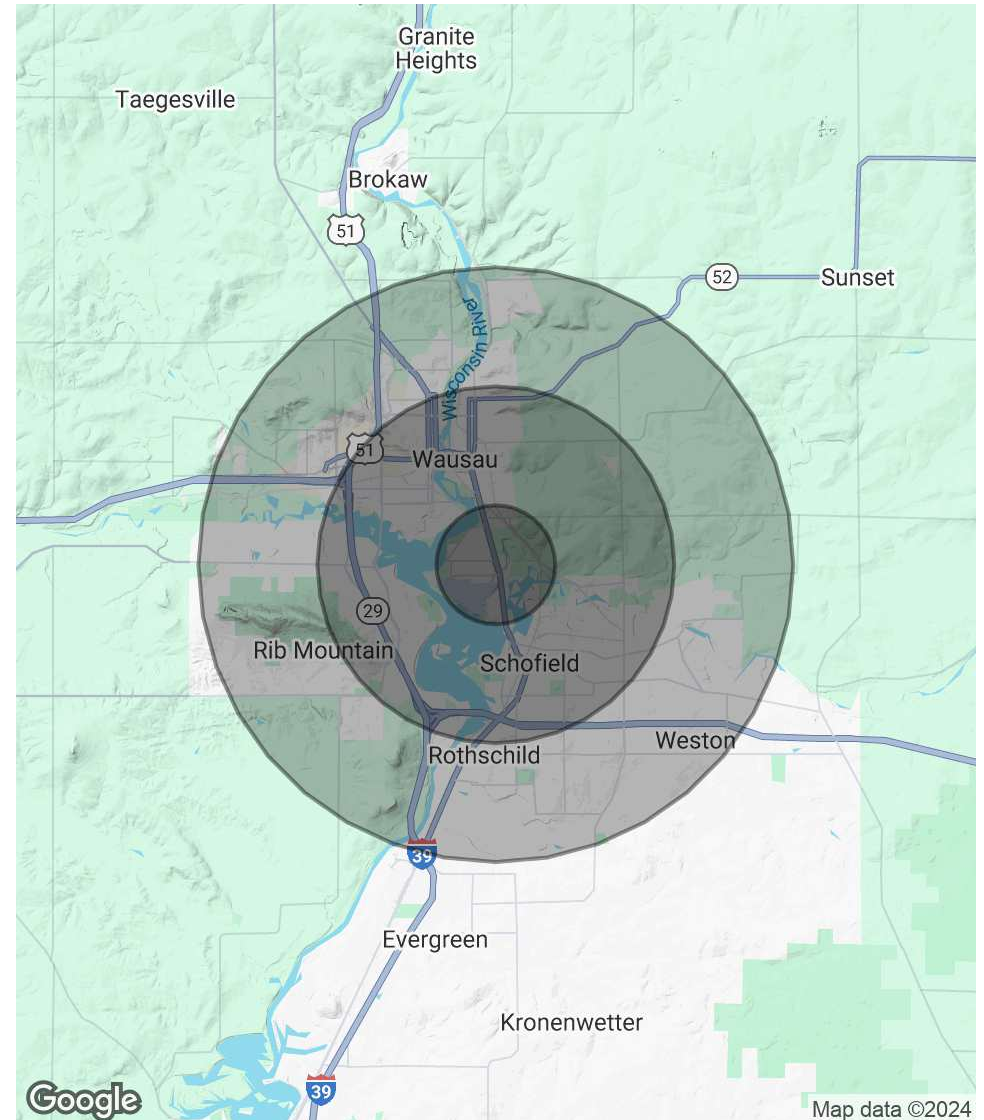
Wausau, WI, is a vibrant regional hub with a diverse economy rooted in manufacturing, healthcare, and retail. The city has historically been known for its paper industry, but over the years, it has diversified to include sectors such as technology and services. Economic activity in Wausau is bolstered by a strong presence of healthcare institutions and educational facilities, which provide stability and growth potential for the local economy. Additionally, the city's strategic location along major transportation routes enhance its role as a commercial center in central Wisconsin. Job growth in Wausau has been steady, reflecting the area's adaptability and economic diversification. The city has seen an increase in employment opportunities, particularly in healthcare, education, and technology sectors. Local initiatives and investments in infrastructure continue to support business development and attract new enterprises, further stimulating job creation. As Wausau evolves, its economic landscape remains dynamic, offering a range of employment opportunities to residents and contributing to the overall growth of the region.





Population	1 Mile	3 Miles	5 Miles
Total Population	5,833	39,204	68,891
Average Age	43	41	41
Average Age (Male)	42	39	40
Average Age (Female)	45	42	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,578	17,090	29,460
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$87,536	\$87,723	\$94,521
Average House Value	\$223,803	\$226,182	\$236,266

Demographics data derived from AlphaMap





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