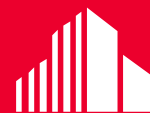




OFFERING MEMORANDUM | 4040 N CALHOUN RD



**CUSHMAN &
WAKEFIELD**

BOERKE

LISTING DISCLOSURE

For more information, please contact:

BILL BRADLEY | Real Estate Advisor

+1 414 364 7348

bbradley@boerke.com

This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement (the “Confidentiality Agreement”) signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in the **4040 N Calhoun Road, Brookfield, WI property** (the “Project”), and is not to be used for any other purpose or made available to any other party without the prior written consent of Fountain Brook Association (“Managing Member”). It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project.

The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections.

Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield | Boerke nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an “As Is, Where Is” basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser’s investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective

purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts.

Neither Cushman & Wakefield | Boerke nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield | Boerke and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member’s obligations thereunder have been satisfied or waived.

Managing Member has retained Cushman & Wakefield | Boerke as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield | Boerke in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield | Boerke is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker.

This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

PROPERTY OVERVIEW

Address: 4040 N Calhoun Road

Square Footage: 9,050 SF

Lot Size: 0.99 Acres

Year Built: 1978

Parking: 50 surface stalls

Zoning: B-1 (Local Business)

Occupancy: 75%

Stories: 2

Construction: Masonry

Tenancy: Multiple

INVESTMENT OVERVIEW

4040 N Calhoun Road, Brookfield, WI

Cushman & Wakefield | Boerke presents 4040 N Calhoun in Brookfield, Wisconsin for sale. This 9,050 square foot office building is 75% occupied by shorter term tenants and has recently seen a number of capital improvements including the façade and parking lot. Sitting on just under an acre of land at the intersection of Calhoun and Capitol Drive, the property provides outstanding visibility and ease of access in one of Wisconsin's premiere markets.

This property is ideal for an owner occupant who requires a portion or all of the 9,050 square feet, and with shorter term tenants in place, can provide cash flow until an owner is able to take possession.

For more information or to arrange a tour of the property, please contact the listing broker.



ASKING PRICE

\$525,000

PRICE PER SF

\$58.00

PROPERTY HIGHLIGHTS

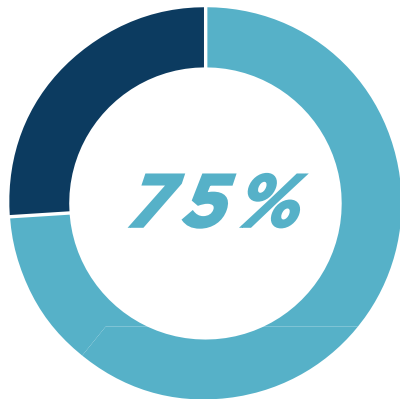
- Highly Visible Office Building at Capitol and Calhoun Intersection
- Many Recent Cosmetic Updates
- Value Add Opportunity - Through Lease-Up, Converting Tenants to Net and Mechanical Updates
- Strong Option for Owner Occupant



CUSHMAN &
WAKEFIELD

BOERKE

TENANCY OVERVIEW



75% Occupancy

Psyni Institute LLC

Psyni Institute

497 SF

Psyni Institute provides confidential psychotherapy and professional counseling services for individuals, couples and families. They are also certified in neurofeedback training.

Hypothium

300 SF

Hypothium is a computer software development and applications business.



Greater Milwaukee Coin Exchange

2,400 SF

Greater Milwaukee Coin Exchange offers cash for gold and rare coin appraisals. Buy and sell gold, silver, platinum, jewelry and rare coins at the best price.



Jenness

1,288 SF

Dr. Jenness and his friendly, caring team of professionals look forward to providing you with a comfortable dental experience. The entire team at Prestige Dental take the time to connect with



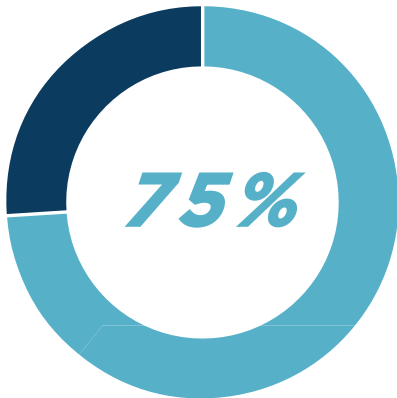
THE FERTILITY CLINIC

Practice Longevity

1,076 SF

The Fertility Clinic at Practice Longevity is a specialized acupuncture clinic providing an integrative, supportive approach to fertility treatment.

TENANCY OVERVIEW



75% Occupancy



Rooted in Mindfulness Corp

2,138 SF

Rooted in Mindfulness is a meditation center dedicated to providing a refuge for all who wish to bring greater wisdom, compassion and well-being into their lives and the world.

Shahnaz Rahman

150 SF

Shahnaz Rahman is a salon which offers a wide array of effective massage remedies, including deep tissue and Swedish massage.

Desotell CO, LLC

375 SF



Heidi's Therapeutic Massage

581 SF

Heidi's Therapeutic Massage provides targeted muscle tension release effective for unique needs, such as: injury rehabilitation or prevention, sciatica relief, neck and should tension and fibromyalgia.

Conceptual Sales - Gene Hyland

212 SF

DEMOGRAPHICS



POPULATION

Total Population (2020)

1 mi radius

5,976

3 mi radius

35,028

5 mi radius

108,165



HOUSEHOLD

Households

Household Growth 2020-2025

2,420

0.4%

13,920

0.5%

45,504

0.3%



INCOME

Average Household Income

Projected Average HH Income Growth (2020-2025)

\$137,398

\$172,419

\$148,921

\$184,562

\$122,186

\$151,573



BUSINESS

Total Businesses

Total Annual Consumer Expenditure

188

\$216.78 M

1,977

\$1.32 B

7,569

\$3.68 B



BROKER BIOGRAPHY

ROLES & RESPONSIBILITIES

Bill Bradley is a member of the investment team at Cushman & Wakefield | Boerke. His focus is on income producing and value-add real estate throughout the state of Wisconsin. Mr. Bradley ensures accurate underwriting to achieve the highest defensible valuation possible and takes owners through that process all the way to transaction in a hands-on manner to keep the client informed of the progress.

EXPERTISE

- Net Lease & Retail Dispositions
- Market Research and Analysis
- Portfolio Analysis
- National Retail Lease/Renewal Negotiation
- Trade Identification
- Asset Disposition

AFFILIATIONS

- International Council of Shopping Centers (ICSC)
- Commercial Association of REALTORS® Wisconsin (CARW)

RECENT TRANSACTIONS

- Forward Dental - New Berlin, WI
- ALDI Ground Lease - Mukwonago, WI
- Take 5 Portfolio - WI, FL, AL
- Dollar General Portfolio - Wisconsin
- Starbucks Anchored Center - Waukesha, WI
- Pizza Hut Portfolio - SD, IA
- Starbucks Anchored Center -Green Bay, WI

BILL BRADLEY
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STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes 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 broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home 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

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

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

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 broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION:

(The following information may be disclosed by Broker): *Insert information you authorize the broker to disclose, such as financial qualification information.*

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers:

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://offender.doc.state.wi.us/public/> 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 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.

