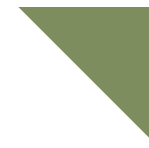


2 MARSH COURT

MADISON, WISCONSIN

CBRE





Affiliated Business Disclosure

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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MARSH COURT

MADISON, WISCONSIN

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MARSH COURT

MADISON, WISCONSIN

CBRE

01

EXECUTIVE
SUMMARY



EXECUTIVE SUMMARY

The building has been continuously occupied by Women's International Pharmacy, Inc. since April, 2002. The Pharmacy is a compounding pharmacy specializing in compounded bio-identical hormones, nationally known, and licensed to do business throughout the United States. Women's International Pharmacy changed ownership in March 2021 – the transaction was conducted via a stock sale, so the tenant remains unchanged. The buyer is an affiliate of another nationally known compounding pharmacy having a similar business model to that of Women's International Pharmacy.

There has been no major change to the layout of the building as reflected on the floor plan; however, some areas/rooms may have been repurposed.



Asking Price	\$4,600,000
---------------------	-------------

In Place NNN Rent	\$311,427/Year (Approx. \$10.50/SF, NNN) 3% Annual Escalations
--------------------------	--

Lease Expiration	March 31, 2025
-------------------------	----------------

Renewal Options	One (1) 5-year option, 3% escalations 12 month notice
------------------------	---

INVESTMENT HIGHLIGHTS

GOOD LOCATION

Near I-90 and Hwy 18 in the strong industrial/flex submarket of Southeast Madison. Several other office, healthcare technology/manufacturing, and biotechnology companies are located in the immediate surrounding area.

SINGLE-TENANT, NET LEASE ASSET

Built-to-suit for tenant, who has been the sole occupant for 20 years. A 12 month notice is required for renewal option.

MISSION CRITICAL FACILITY

This pharmacy is one of two in the country operated by the Tenant. Highly-educated staff (pharmacists, etc) would be difficult to relocate.

STRONG LOCAL MARKET

The Madison office/flex market remains strong. Office vacancy is at 6%, industrial/flex vacancy is 3%, and lab/pharmacy space is essentially 0%.



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MARSH COURT

MADISON, WISCONSIN

CBRE

02

PROPERTY
DESCRIPTION



PROPERTY OVERVIEW

The construction of 2 Marsh Court was completed in 2002 and the building has been continuously occupied by Women's International Pharmacy, Inc. since April, 2002.

The building consists of approximately 30,000 square feet of which 5,000 is designated as warehouse space, 2,500 square feet is available for warehouse or office use, and the balance of 22,500 sq. ft. is used for the pharmacy business operations: i.e., compounding lab, call centers for pharmacists and technicians, pulling and filling area for prescriptions, billing department, education resource center, and miscellaneous offices for managers.

BUILDING OVERVIEW

Building Size	29,612 SF
Parcel Size	3.72 acres
Year Built	2002
Zoning	IL, Industrial Limited District
Parking	120 surface parking stalls
Dock	One (1) drive-in door
Ceiling Height	18-20' in warehouse



FLOOR PLAN



PROPERTY HIGHLIGHTS



STRONG INDUSTRIAL/
FLEX MARKET



NET LEASE
ASSET



120 SURFACE
PARKING STALLS



ONE (1)
DRIVE-IN DOOR



18-20' CEILING HEIGHT
IN WAREHOUSE





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MARSH COURT

MADISON, WISCONSIN

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03

AREA
OVERVIEW





DOWNTOWN
MADISON

MADISON, WISCONSIN

Madison, WI, enjoys a national reputation as a resilient economy due to strong job, income, and population growth. Madison is the state capital with a Metropolitan Statistical Area of approximately 697,771 residents in a four-county area and is home to the University of Wisconsin-Madison - the #10 Top Public University in America.

The stable presence of the University of Wisconsin and Epic Systems protects against employment volatility and provides a continued foundation for Madison's large and growing tech and bioscience industry clusters. Madison's unemployment rate is among the lowest in the nation, thanks to an extremely well-educated workforce.

Residents are among the most educated in the country, claiming the third-highest percentage of residents over 25 holding at least a bachelor's degree and ranking first in regard to the percentage of the population possessing PhDs.



252,500

Estimated Population

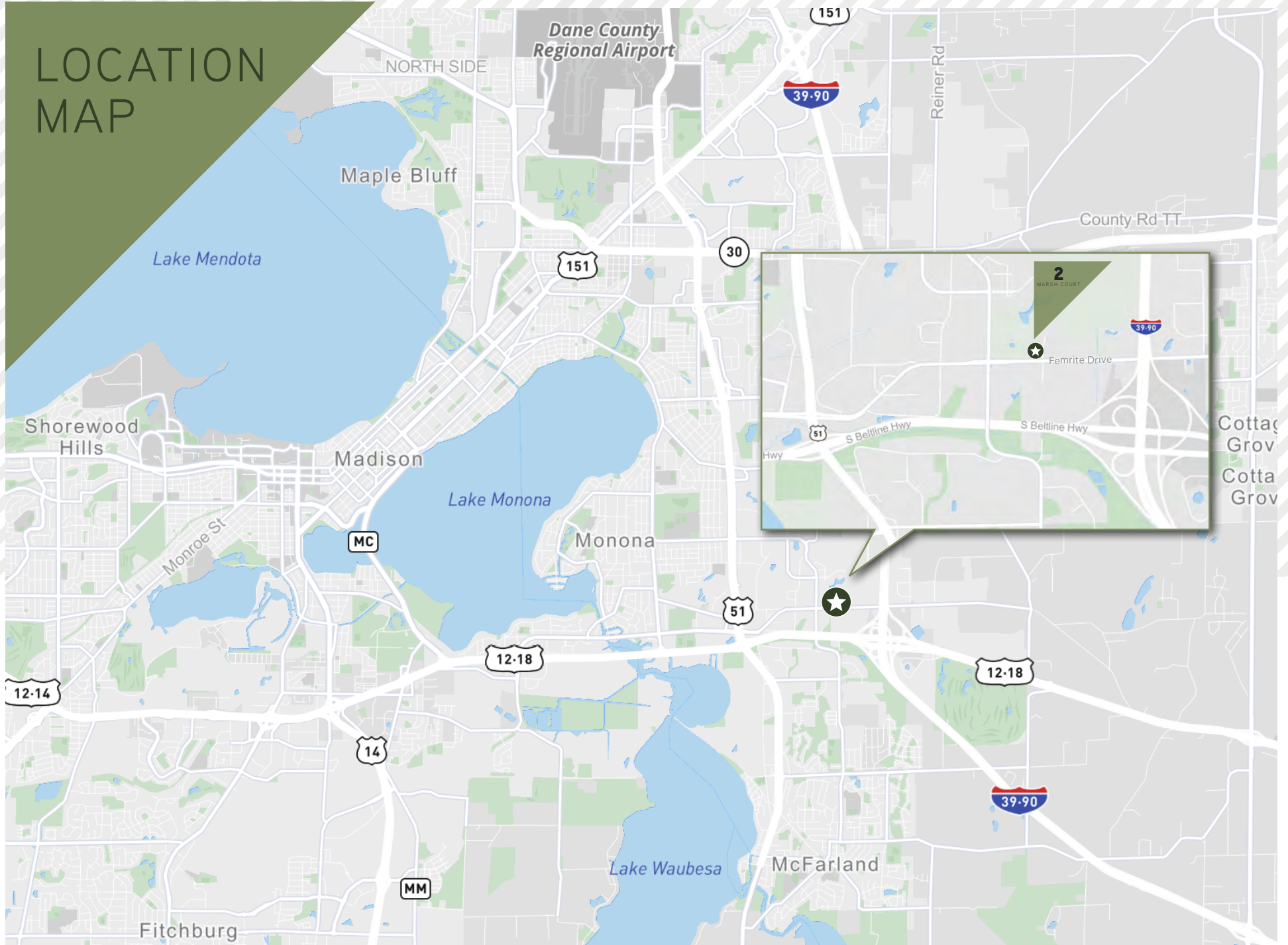
Making it the second largest city in Wisconsin
and the 82nd largest in the United States



**#5 Top 25 U.S.
Growth Cities**

Based on Migration Trends
U-Haul, 2020 & 2021

LOCATION MAP





INTERSTATE 94

BELTLINE HWY

2
MARSH COURT

FENRITE DRIVE

DRIVE TIMES

I-90 / Beltline Hwy	1 Minute / 0.5 Miles	Milwaukee	75 Minutes / 80 Miles
Capitol Square	14 Minutes / 7 Miles	Chicago	2.5 Hours / 150 Miles
UW-Madison	15 Minutes / 7.5 Miles	Minneapolis	4.25 Hours / 275 Miles



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	5 MILE	10 MILES	15 MILES
POPULATION			
2023 Population	104,299	339,085	540,854
2028 Population - Projection	109,027	350,308	559,140
2023-2028 Growth Rate	0.89%	0.65%	0.67%
GENERATIONS			
Generation Alpha	7.7%	7.0%	7.3%
Generation Z	20.0%	28.6%	26.3%
Millennials	29.4%	26.5%	25.8%
Generation X	20.2%	17.1%	18.6%
Baby Boomers	18.9%	17.0%	17.9%
Greatest Generations	3.9%	3.9%	4.0%
HOUSEHOLD INCOME			
Average Household Income	\$104,145	\$102,229	\$113,951
Median Household Income	\$77,788	\$70,047	\$80,092
HOUSING VALUE			
Median Home Price	\$327,526	\$348,043	\$363,724
Average Home Price	\$370,802	\$395,299	\$408,725
HOUSING UNITS			
Owner-Occupied Housing	58.0%	48.7%	54.2%
Renter-Occupied Housing	37.9%	46.8%	41.5%

An aerial photograph of a large, single-story commercial building with a flat roof. The building is surrounded by a large parking lot filled with cars. There are trees and landscaping around the building and parking lot. The image is partially covered by a green overlay in the top left corner and a dark grey overlay on the right side.

2

MARSH COURT

MADISON, WISCONSIN

CBRE

04

FINANCIAL
OVERVIEW

FINANCIAL ANAYLSIS

2 Marsh Court offers prospective buyers a steady investment opportunity. The following pages include underwriting assumptions, cash flow projections based on existing rents, the anticipated mark-to-market upside after the current tenant's lease expires, a comparison of existing versus market rents, and a lease expiration schedule. Historic financial statements, the existing lease, and other supporting documents are available upon request.

VACANCY

While there is no vacancy at the property, our underwriting assumes a 5.0% vacancy loss – most lenders will assume this same vacancy loss regardless of being 100% leased.

OPERATING EXPENSES

With a NNN lease in place, operating expenses are nominal and reflected in the historical information provided.

UPSIDE POTENTIAL

As demonstrated in the cash flow pro forma, the Property has below-market rents. Upon expiration of the existing lease, the property can be re-leased at a market rate. Tenant is anticipated to extend the lease for 5 years, providing stable cash flow.



ASSUMPTIONS

GLOBAL

ANALYSIS PERIOD

Commencement Date	February 1, 2024
End Date	January 31, 2031
Term	7 Years

AREA MEASURES (NRSF)

Rentable Square Feet	29,612 SF
----------------------	-----------

GROWTH RATES

Tenant Improvements	3.00%
Other Income Growth Rate	3.00%
Operating Expenses	3.00%
Real Estate Taxes	3.00%
Market Rent Growth	
CY 2025	3.00% \$16.22 PSF
CY 2026	3.00% \$16.71 PSF
CY 2027	3.00% \$17.21 PSF
CY 2028	3.00% \$17.73 PSF
CY 2029	3.00% \$18.26 PSF
CY 2030	3.00% \$18.81 PSF
CY 2031	3.00% \$19.37 PSF
CY 2032	3.00% \$19.95 PSF
CY 2033	3.00% \$20.55 PSF
CY 2034+	3.00% \$21.17 PSF

GENERAL VACANCY LOSS	5.00% ^[1]
----------------------	----------------------

CAPITAL RESERVES (CY 2024 VALUE)	\$0.15 PSF
----------------------------------	------------

NOTES

All market rates are stated on calendar-year basis.

[1] General Vacancy Loss factor includes losses attributable to rejected lease-up or rollover downtime. All tenants are subject to this loss factor.

[2] Real Estate Taxes in this analysis have not been reassessed and are equal to the most recent available tax bills (plus estimated inflation). It is the responsibility of the investor to reassess taxes

[3] Analysis assumes tenant will exercise existing 5 Year fixed rate renewal option at current expiration and then roll to market terms thereafter.

SECOND GENERATION LEASING

RETENTION RATIO	70% ^[3]
-----------------	--------------------

FINANCIAL TERMS

2024 Annual Market Rent	\$15.75 PSF
Rent Adjustment	3.00% Annually
Lease Term	86 Months
Expense Reimbursement Type	NNN

TENANTING COSTS

Free Rent	2.0 Month(s)
New	0.0 Month(s)
Renewal	0.60 Month(s)
Weighted Average	3.00%

Tenant Improvements (\$/NRSF)	
New	\$30.00 PSF
Renewal	\$15.00 PSF
Weighted Average	\$19.50 PSF

Leasing Commissions	
New	7.00%
Renewal	3.00%
Weighted Average	4.20%

Downtime	
New	9 Month(s)
Weighted Average	3 Month(s)

OPERATING EXPENSE SOURCE	CY 2024 Budget
--------------------------	----------------

MANAGEMENT FEE (% OF EGR)	None
---------------------------	------

REVENUE & EXPENSE

(HISTORICAL)

	2022	2023	FY 2025	FY 2025
	Actual	T-12 (Ending Sept)	Argus Pro Forma	PSF
REVENUES				
Base Rent	\$302,356	\$309,160	\$321,572	\$10.86
Free Rent	0	0	0	0.00
CAM Recoveries	73,812	69,555	77,462	2.62
CAM Recoveries (Reconciliation)	0	0	0	0.00
TOTAL GROSS REVENUE	376,168	378,715	399,034	13.48
General Vacancy / Credit Loss	0	0	(19,952)	(0.67)
EFFECTIVE GROSS REVENUE	376,168	378,715	379,082	12.80
EXPENSES				
<i>Reimbursable Expenses</i>				
CAM	(126)	(133)	0	0.00
Insurance	(4,181)	(4,744)	(4,845)	(0.16)
Real Estate Taxes	(54,660)	(68,278)	(72,617)	(2.45)
<i>Total Reimbursable Expenses</i>	<i>(58,967)</i>	<i>(73,155)</i>	<i>(77,462)</i>	<i>(2.62)</i>
TOTAL EXPENSES	(58,967)	(73,155)	(77,462)	(2.62)
NET OPERATING INCOME	\$317,201	\$305,560	\$301,620	\$10.19

NOTES

Reporting a vacancy loss is a standard practice. The property is currently 100% leased.



CASH FLOW

FISCAL YEAR ENDING - JANUARY 31	2025	2026	2027	2028	2029	2030	2031	2032
Physical Occupancy	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	77.42%	100.00%
Overall Economic Occupancy [1]	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	74.76%	95%
Weighted Average Market Rent	\$15.79	\$15.88	\$16.75	\$17.25	\$17.77	\$18.30	\$18.85	\$19.42
Weighted Average In Place Rent [2]	\$10.86	\$11.19	\$11.52	\$11.87	\$12.22	\$12.56	\$16.72	\$19.18
Lease SF Expiring (Initial Term Only)	0	29,612	0	0	0	0	0	0
Lease SF Expiring (Cumulative %)	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

	FY 2025 \$/SF/YR [3]								
REVENUES									
Scheduled Base Rent									
Gross Potential Rent	\$10.86	\$321,572	\$331,219	\$341,156	\$351,390	\$361,932	\$371,860	\$536,997	\$568,031
Absorption & Turnover Vacancy	0.00	0	0	0	0	0	0	(125,750)	0
Free Rent	0.00	0	0	0	0	0	0	(27,845)	0
Total Scheduled Base Rent	10.86	321,572	331,219	341,156	351,390	361,932	371,860	383,402	568,031
Expense Recoveries	2.62	77,462	79,786	82,180	84,645	87,184	89,800	71,660	95,269
Free Recovery	0.00	0	0	0	0	0	0	0	0
TOTAL GROSS REVENUE	13.48	399,034	411,005	423,335	436,035	449,116	461,660	455,062	663,299
General Vacancy Loss	(0.67)	(19,952)	(20,550)	(21,167)	(21,802)	(22,456)	(23,083)	0	(33,165)
EFFECTIVE GROSS REVENUE	12.80	379,082	390,455	402,168	414,234	426,661	438,577	455,062	630,134
OPERATING EXPENSES									
Insurance	(0.16)	(4,845)	(4,990)	(5,140)	(5,294)	(5,453)	(5,617)	(5,785)	(5,959)
Real Estate Taxes	(2.45)	(72,617)	(74,796)	(77,039)	(79,351)	(81,731)	(84,183)	(86,709)	(89,310)
TOTAL OPERATING EXPENSES	(2.62)	(77,462)	(79,786)	(82,180)	(84,645)	(87,184)	(89,800)	(92,494)	(95,269)
NET OPERATING INCOME	10.19	301,620	310,669	319,989	329,589	339,476	348,777	362,569	534,866
CAPITAL COSTS									
Tenant Improvements	0.00	0	0	0	0	0	0	(689,486)	0
Leasing Commissions	0.00	0	(52,860)	0	0	0	0	(182,846)	0
Capital Reserves	(0.15)	(4,453)	(4,586)	(4,724)	(4,866)	(5,012)	(5,162)	(5,317)	(5,477)
TOTAL CAPITAL COSTS	(0.15)	(4,453)	(57,447)	(4,724)	(4,866)	(5,012)	(5,162)	(877,649)	(5,477)
OPERATING CASH FLOW	\$10.04	\$297,167	\$253,222	\$315,265	\$324,723	\$334,464	\$343,615	(\$515,081)	\$529,389

NOTES

[1] This figure takes into account vacancy/credit loss, absorption vacancy, turnover vacancy, and rent abatements.

[2] This figure does not include any amount related to expense reimbursements. Only Scheduled Base Rent and Fixed/CPI Increases are included in this calculation, which is based on the weighted-average physical occupancy during each fiscal year.

[3] Based on 29,612 square feet.

Cash Flow Projections Based on Argus Enterprise Version 13.0.3

RENT ROLL

As of 2/01/2024

Suite	Tenant Name	Square feet	% of Property	LEASE TERM		RENTAL RATES					Recovery Type	Leasing Commissions	Market Assumption / Market Rent	
				Begin	End	Begin	Monthly	PSF	Annually	PSF				
A	Women's Intl Pharmacy	29,612	100%	Mar-2021	Mar-2025	Current	\$25,952	\$0.88	\$311,427	\$10.52	-	Net	-	Option
						Jan-2024	\$26,731	\$0.90	\$320,770	\$10.83	3.00%	-	\$15.75 NNN 7 Yr	
						Jan-2025	\$27,533	\$0.93	\$330,393	\$11.16	3.00%	-		
A	Women's Intl Pharmacy (Option 1)	29,612	100%	Mar-2025	Mar-2030	FUTURE	\$27,533	\$0.93	\$330,393	\$11.16	-	Net	\$1.79	Market - 70.00%
						Jan-2026	\$28,359	\$0.96	\$340,305	\$11.49	3.00%	\$52,860	\$15.75 NNN 7 Yr	
						Jan-2027	\$29,209	\$0.99	\$350,514	\$11.84	3.00%	3.00%		
						Jan-2028	\$30,086	\$1.02	\$361,029	\$12.19	3.00%			

TOTALS / AVERAGES

29,612

\$25,952

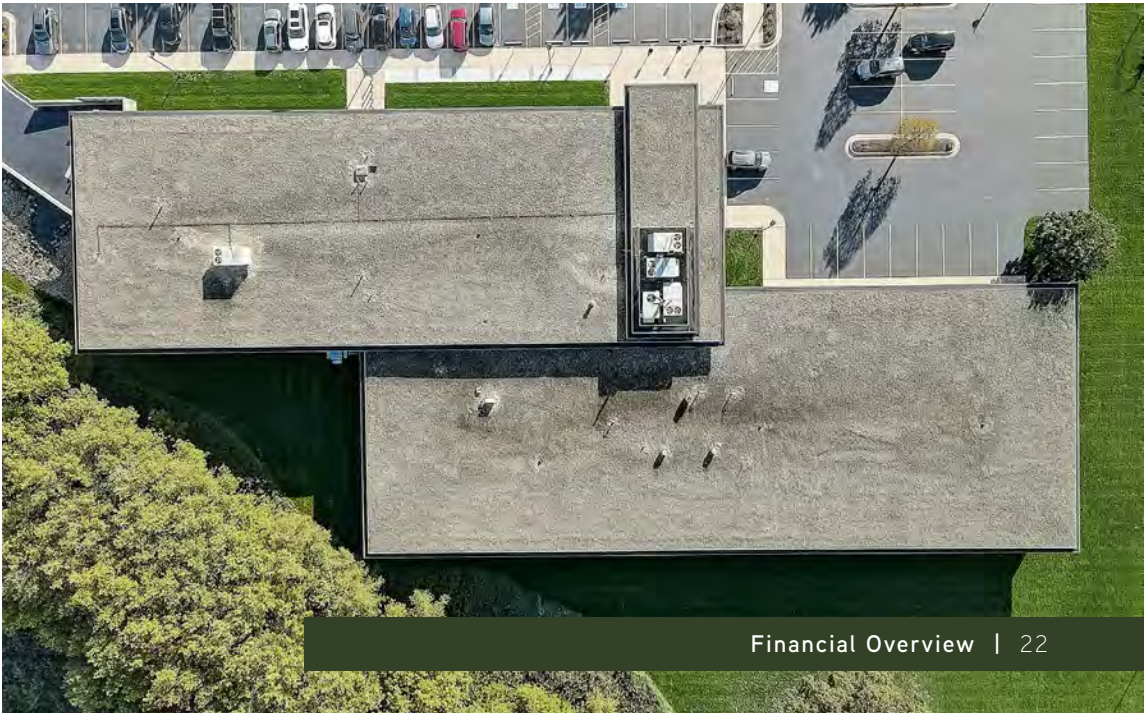
\$0.88

\$311,427

\$10.52

OCCUPIED SQFT	29,612	100.0%
VACANT SQFT	0	0.0%
TOTAL SQFT	29,612	100.0%

WEIGHTED-AVERAGE LEASE TERM REMAINING:	1.08 Years
WEIGHTED-AVERAGE LEASE TERM LAPSED:	2.83 Years
WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION:	4.00 Years



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MARSH COURT

MADISON, WISCONSIN

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CBRE

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 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 prove 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 & 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(l) 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 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.

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 to 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.<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.

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