



Enterprise Rent-A-Car

\$950,000 | 6.26% CAP

8205 West Brown Deer Road, Milwaukee, WI 53223

- ✓ Five-Plus (5+) Years Remaining on Absolute Corporate NNN Lease
- ✓ S&P Global A- Credit Rating
- ✓ 95% of the Worldwide Car Rental Market Operating in Nearly 100 Countries & Territories
- ✓ \$22.5 Billion in Global Revenue 2020; 1.7 Million Cars & Trucks Under Ownership
- ✓ Ranked on Forbes List of America's Largest Private Companies

A photograph of a modern, two-story Enterprise Rent-A-Car building. The building has a white facade with a dark grey or black roofline. A large sign on the upper level features the Enterprise logo (a green square with a white stylized 'e') followed by the word 'enterprise' in white lowercase letters on a dark background, and 'rent-a-car' in smaller white lowercase letters below it. To the right of the sign, the address number '6447' is displayed in large black digits. The building has large glass windows on the ground floor, reflecting the sky and surrounding environment. The sky is clear and blue. In the foreground, there is a sidewalk and some landscaping with small trees and shrubs.

enterprise
rent-a-car

6447

Enterprise Rent-A-Car is an **internationally recognized brand** with more than **9,600 neighborhood and airport locations throughout the world**. With more than 5,800 offices located within 15 miles of 90 percent of the U.S. population, **Enterprise Rent-A-Car offers a wide variety of** car leasing, vanpooling, car sharing and hourly rental programs.

INVESTMENT OVERVIEW

ENTERPRISE RENT-A-CAR MILWAUKEE, WI

FILE PHOTO



CONTACT FOR DETAILS

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WI Broker of Record: Jon Thoresen

License #: 44167-094

\$950,000

6.26% CAP

NOI

\$59,513

Building Area

±2,992 SF

Land Area

±1.159 AC

Year Built

2006

Lease Type

Corporate Absolute
NNN Lease

Occupancy

100%

- ✓ **Five-Plus (5+) Years Remaining on Absolute Corporate NNN Lease**, with the largest car rental company in the United States (S&P A-)
- ✓ **Enterprise-Rent-A-Car is the world's largest car rental operator**, as well as an industry leader in mobility and technology, & the top global travel company
- ✓ **Signature property is situated centrally between major Interstate 41 & Interstate 43** (combined VPD of 125,555), directly off West Brown Deer Rd (27,200 VPD)
- ✓ **Prime high-traffic central location** - signature property is surrounded by eight (8) different airports; all within a 28-mile radius
- ✓ **Milwaukee, WI, the state's smallest county geographically - and its most populous.** The city of Milwaukee ranks as the 28th largest city in the nation
- ✓ **Milwaukee is a recognized center of innovation and advanced manufacturing** - making it the nation's leading producer of mining machinery, hoists, monorails, & speed changers
- ✓ **The Milwaukee region flourishes with more than 50,000 business establishments, 1 million employees and a gross regional product of more than \$99 billion** - roughly one-third of the region's businesses drive the export of goods & services beyond regional borders

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

ENTERPRISE RENT-A-CAR MILWAUKEE, WI

Enterprise Rent-A-Car

Lessee: Enterprise Rent-A-Car Company Inc.

Guarantor: Enterprise Rent-A-Car Company Inc.

REVENUE

\$25.9 Billion
Worldwide

CREDIT RATING

S&P Global A-

STOCK TICKER

EPD

TOTAL LOCATIONS

8,000+



[enterprise.com](https://www.enterprise.com)

Enterprise Rent-A-Car (“Enterprise”) is the largest car rental company in the United States and is headquartered in St Louis, Missouri. Found in 1957 by Jack Crawford Taylor, the company rapidly expanded and has become a household name for frequent travelers, road trippers and those with a car in the shop.

By 2005, Enterprise’s customer service was **recognized seven times by J.D. Power** and Associates as **highest in customer satisfaction** for rental car companies at or near airports. Enterprise acquired the Vanguard Automotive Group in 2007, expanding the portfolio to include Enterprise Rent-A-Car, National Car Rental and Alamo Rent A Car. The company now operates **with 100,000 employees at ±8,000 locations in 85 countries.**

Enterprise has **successfully adapted to meet consumer** demands and now offers car sharing services, hourly rentals, commercial truck rental, corporate fleet management and retail car sales. In 2019, Enterprise **ranked #13** of America’s Largest Private Companies and **reported \$25.9 billion in revenue (FY19).**



IN THE NEWS

ENTERPRISE RENT-A-CAR MILWAUKEE, WI

Enterprise Holdings Awards \$7 Million to Nearly 700 Nonprofits Working to Advance Social and Racial Equity

JULY 29, 2021 (CISION PR NEWSWIRE)

Today's announcement is another step in the ROAD Forward initiative to allocate \$35 million over five years to more than 70 global Enterprise operating teams to drive local impact, as part of its five-year, \$55 million commitment.

The grant program empowers Enterprise Holdings' more than 80,000 employees to take the lead on identifying local organizations best equipped to drive change in their own communities, across three key areas: early childhood development, youth health and wellness, and career and college preparation.

Enterprise Holdings, through the Enterprise Holdings Foundation, is awarding its inaugural local Enterprise Holdings ROAD Forward grants to nearly 700 nonprofit organizations addressing social and racial equity gaps facing youth and families in communities across the globe. Combined, the grants total more than \$7 million in 2021.

"A commitment to the communities where we operate has been fundamental to our company since its founding in 1957," said Enterprise Holdings Foundation President Carolyn Kindle Betz. "ROAD Forward's local grants will support the many outstanding organizations that are leading efforts to advance equity in their communities – and ultimately strengthen the areas where our employees live and work, one neighborhood at a time."

EXPLORE ARTICLE



Enterprise adds 30 Renault Zoe electric cars to rental fleet

NATALIE MIDDLETON (FLEET WORLD)

The new Renault Zoe electric cars are likely to help drive electric rental demand further.

This includes by drivers making longer-distance journeys; an analysis of user data shows that while the majority of renters drive fewer than 50 miles when they use an electric vehicle, many are regular users and happy to drive an electric car for 100 miles or more per day.

Expanding the zero-emission transport options already available for businesses and local drivers, the vehicles are located at Enterprise Rent-A-Car branches in Edinburgh, Dundee, Glasgow, Aberdeen, and are already being used by fleets including Police Scotland. The vehicles have been deployed as Enterprise reports growing demand for its electric vehicle fleet, both rental and car club, across the UK.

"We see rental as a way of facilitating change because it enables people to try out zero-emission electric vehicles for a short period of time," said Diane Mulholland, general manager for Enterprise Scotland.

"We are planning to encourage all our customers to try EVs. That means replacement customers who get a car from their insurance company when their vehicle is being repaired will have an EV option, as well as our business and leisure customers as lockdown eases."

EXPLORE ARTICLE



LEASE OVERVIEW

ENTERPRISE RENT-A-CAR MILWAUKEE, WI

Initial Lease Term	5 years
Rent Commencement	March 7, 2005
Lease Expiration	August 31, 2026
Lease Type	Corporate Absolute NNN Lease
Options	None
Current Annual Rent*	\$59,513.00

*Based on rent increase occurring September 1, 2021

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N 76TH STREET
±33,483 VPD

N GREEN BAY ROAD
±17,255 VPD

MILWAUKEE RIVER

KOHL PARK

AT&T

Gateway
PLASTICS, INC.

ktp
KLEEN TEST PRODUCTS

DOLLAR TREE

Davita
Kidney Care

ASPEN CROSSING APARTMENTS
(356 UNITS)
HARBOR POINTE APARTMENTS
(412 UNITS)

AC HANSON PARK

FAIRY CHASM YOUTH SPORTS FACILITY

Holiday Inn Express
AN IHG HOTEL
CANDLEWOOD SUITES
BY MARRIOTT

goodwill

Culver's

the Y

MENARDS

U-HAUL

ALDI

Walmart
Supercenter

COURTYARD
BY MARRIOTT

Public Storage

the Y

boost
mobile

Public Storage

K&G
FASHION SUPERSTORE

THE SALVATION ARMY

Foot Locker

NORTHRIDGE LAKE

Advance
Auto Parts

100

Walmart
Supercenter

W BROWN DEER ROAD
±27,200 VPD

COURTYARD
BY MARRIOTT

RITE-HITE

Wendy's

boost
mobile

Public Storage

K&G
FASHION SUPERSTORE

McDonald's

THE SALVATION ARMY

Denny's

Advance
Auto Parts

UNITED STATES
POSTAL SERVICE

Walgreens

W BROWN DEER ROAD
±27,200 VPD

FIS

TIRE/PLUS
TOTAL CAR CARE

ups RE/MAX
State Farm

Exxon

Firestone
COMPLETE AUTO CARE
DOLLAR TREE
AMERICAN FREIGHT
T-Mobile
Wendy's

enterprise
SUBJECT PROPERTY
8205 W BROWN DEER RD.

UNITED STATES
POSTAL SERVICE

Walgreens

Burlington
Pick 'n Save
BOB'S FURNITURE
Party City
Office DEPOT
Bath & Body Works
Michaels
Where Creativity Happens

GOODRICH
ELEMENTARY SCHOOL
(334 STUDENTS)

Ball
Metalpack

HYUNDAI

Public Storage

BROWN DEER
ELEMENTARY SCHOOL
(804 STUDENTS)

57

VINCENT
HIGH SCHOOL
(820 STUDENTS)

Exclusively Pet, INC.
For the dog who is more than a pet!

SCHOLASTIC
BOOK FAIRS
Safe. Easy. Essential.

Hertz

True Value

BROWN DEER
MIDDLE/HIGH SCHOOL
(744 STUDENTS)

bp

181

LifeStorage

HENRY DAVID THOREAU
ELEMENTARY SCHOOL
(449 STUDENTS)

PAPA JOHN'S

Metro
Self Storage

AutoZone

SITE OVERVIEW

ENTERPRISE RENT-A-CAR MILWAUKEE, WI

	Year Built	2006
	Building Area	±2,992 SF
	Land Area	±1.159 AC



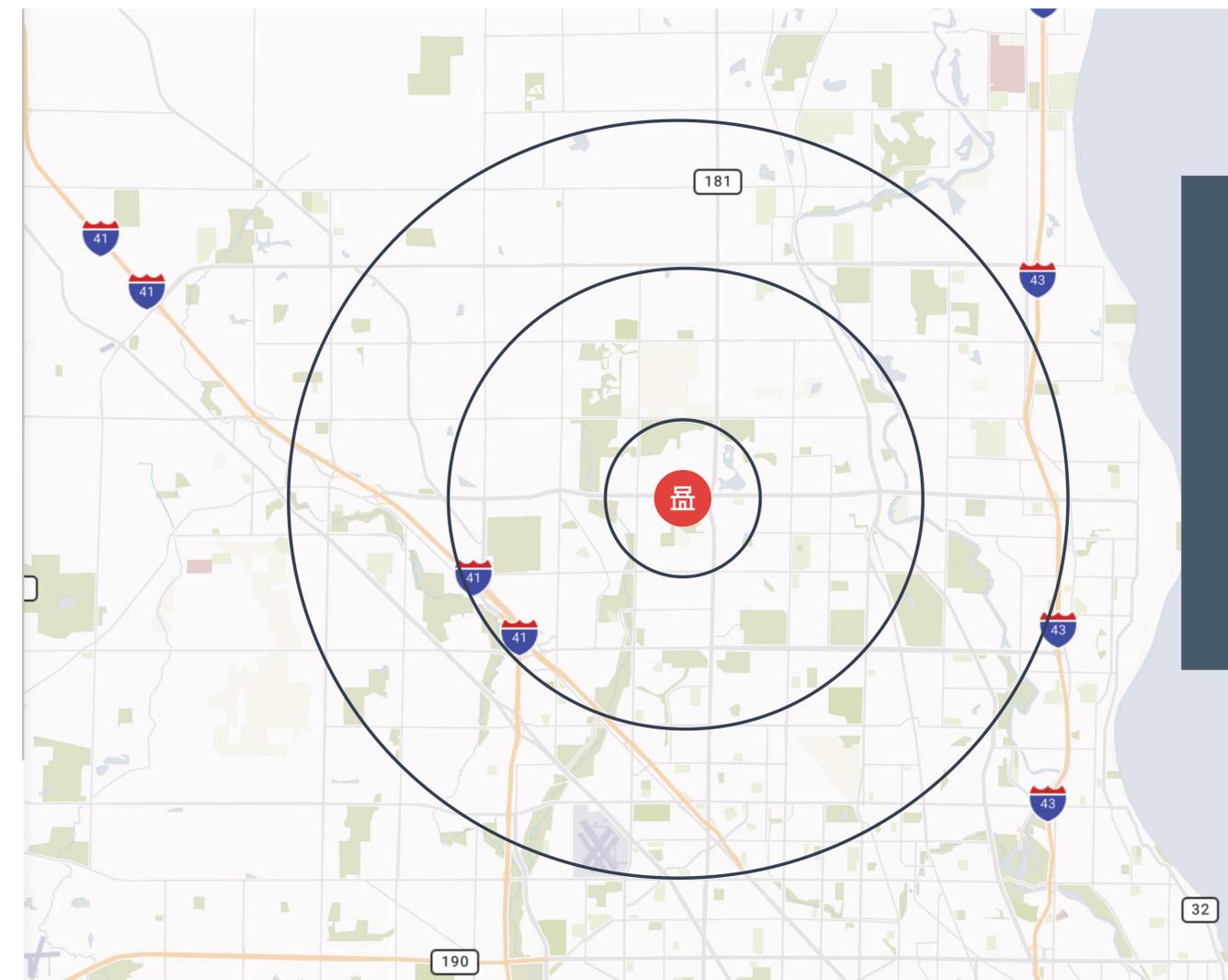
NEIGHBORING RETAILERS

- Aldi
- Walmart Supercenter
- Dollar Tree
- Menard's
- Walgreens
- U-Haul
- Advance Auto Parts
- Goodwill
- Culver's
- Firestone Complete Auto Care



LOCATION OVERVIEW

ENTERPRISE RENT-A-CAR MILWAUKEE, WI



Demographics	1 Mile	3 Mile	5 Mile
Population	9,443	50,635	154,041
Households	4,139	21,077	60,845
Average Household Income	US\$48,126	US\$69,468	US\$82,693
Total Household Expenditure	\$175.95 MM	\$1.14 B	\$3.69 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. Aurora Health Care (25,700)
- 2. Ascension Wisconsin (14,500)
- 3. Froedtert Health (9,700)
- 4. Kroger Co./Roundy's (8,300)
- 5. Kohl's (7,800)
- 6. Quad/Graphics (6,800)
- 7. GE Healthcare Technologies (6,000)
- 8. Medical College of Wisconsin (5,500)
- 9. Northern Mutual (5,000)
- 10. ProHealth Care Inc. (4,800)
- 11. Children's Hospital of Wisconsin (4,500)
- 12. WEC Energy (4,300)
- 13. Goodwill Industries of SE Wisconsin (4,100)
- 14. AT&T (3,500)
- 15. US Bank (3,500)

LOCATION OVERVIEW

ENTERPRISE RENT-A-CAR MILWAUKEE, WI

Milwaukee

Wisconsin

 **592,002**
Population

 **\$42,087**
Median Household Income

Milwaukee ranks 5th among cities nationwide in the number of corporate headquarters per capita

5th

Milwaukee was ranked one of the top 20 U.S. metro areas for "best cities for business"

TOP 20

Milwaukee County was formed in 1835 when it was part of the Michigan Territory.

Prior to that, the area had been settled by a variety of Native American tribes, and was explored by French Priests and traders as far back as 1674.

Milwaukee has one of the nation's highest concentrations of business accelerators

The name "Milwaukee" is generally believed to be derived from a Native American term meaning "good land." Today Milwaukee County is, by population, the largest county in the State of Wisconsin and the 47th largest in the United States with 951,448 residents.

Located on the shores of Lake Michigan and covering 241 square miles, Milwaukee County is a mixture of metropolitan, suburban, and rural living. Milwaukee County is one of the few fully-incorporated counties in the United States and includes 19 municipalities that range from a large urban center in the City of Milwaukee with 595,047 residents to small villages such as River Hills with a population of 1,597. Milwaukee County is governed by a county executive as the county's chief executive officer, with legislative power exercised by the county board of supervisors, generally through the enactment of ordinances and the adoption of resolutions. Other county elected officials are required by either the state constitution or state statute and include the sheriff, district attorney, clerk, treasurer, register of deeds, judges, and a clerk of circuit court. As a unit of local government, Milwaukee County collects property taxes, constructs and maintains county highways, engages in land use planning, and maintains parks and recreational facilities. In Wisconsin, counties are also considered an administrative arm of the state because they are required to carry out or enforce certain state laws. For example, counties are required to maintain judicial court records, manage state elections, keep vital statistics and property records (birth and death certificates, marriage licenses, and property deeds), and enforce and prosecute state criminal laws. Milwaukee County is also required to carry out various state programs, such as health and human services programs. Milwaukee County is a Midwestern hub for business, travel, industry, recreation, and culture. A strong sense of community makes Milwaukee County a great place to live, work, and raise a family.

IN THE NEWS

ENTERPRISE RENT-A-CAR MILWAUKEE, WI

Milwaukee Named Among Best Places To Live: U.S. News

ETHAN DURAN, JULY 13, 2021 (PATCH)

Milwaukee was ranked for its value, desirability, quality of life, net migration and job market in a national survey.

Milwaukee city is now listed as the **No. 92** best place to live in the United States, according to a new ranking released this week by U.S. News & World Report. In Wisconsin, Madison was rated as the **best major metro area** to call home (coming in at **No. 16** nationally). Green Bay was the second-best metro area and was **ranked No. 21** nationally.

Nearly one-third of Americans say the coronavirus pandemic has them re-evaluating where they live, according to a new ranking. With that in mind, some of them may want to consider moving to Milwaukee.

"It shouldn't be a surprise that many metro areas that saw **unemployment** levels skyrocket in **2020** fell in the rankings, but those with greater employment **stability** tended to fare well," Devon Thorsby, real estate editor at U.S. News, said in a news release.

For the second consecutive year, Boulder, Colorado, was named the **No. 1** place to live due to high quality of life, a robust **job market** and high desirability scores. Raleigh and Durham, North Carolina, jumped nine spots to take No. 2 and Huntsville, Alabama, catapulted 12 spots to No. 3.

To determine which cities made the cut this year, U.S. News asked thousands of people across the country to share what **factors** are most important when choosing a place to live. Survey responses were categorized into **five indexes**: the value of living there, the quality of life, the health of the job market, whether people want to live there and whether people are actually moving there.

EXPLORE ARTICLE



Wisconsin Researchers Proving the Dairy State Has Some Green-Energy Tricks up Its Sleeve

JONATHON SADOWSKI, JUNE 7, 2021 (UP NORTH NEWS)

From faster car chargers to smaller wind turbines, "the way we look at this utility is going to totally change, and it's going to happen" at UW-Milwaukee and elsewhere.

Just minutes from **downtown Milwaukee**, a small wind turbine juts out of a parking lot, standing tall above the surrounding neighborhood of industrial structures and a handful of homes, casting a narrow shadow over an unassuming building adorned with the **University of Wisconsin-Milwaukee logo**.

From lightning-fast car chargers that can shave hours off a recharge to teams of students offering free consultations to businesses looking to save on energy costs and reduce their carbon footprint, UWM's University Services & Research Building is showing how Wisconsin can be a research leader in reducing carbon emissions.

That wind turbine, in addition to a **small solar array on the premises**, are very visible signs of the green energy research UW-Milwaukee faculty and students perform just inside the building—the very research that prompted a May visit from Vice President Kamala Harris as she touted President Joe Biden's American Jobs Plan, which would put **billions of dollars into research initiatives just like the ones in Milwaukee**.

"It's going to be great," said Dr. Andrew Graettinger, associate dean of UW-Milwaukee's College of Engineering & Applied Science. "Good for the environment, good for jobs—there's all this new infrastructure that has to be created too. **So there's a lot of pluses.**"

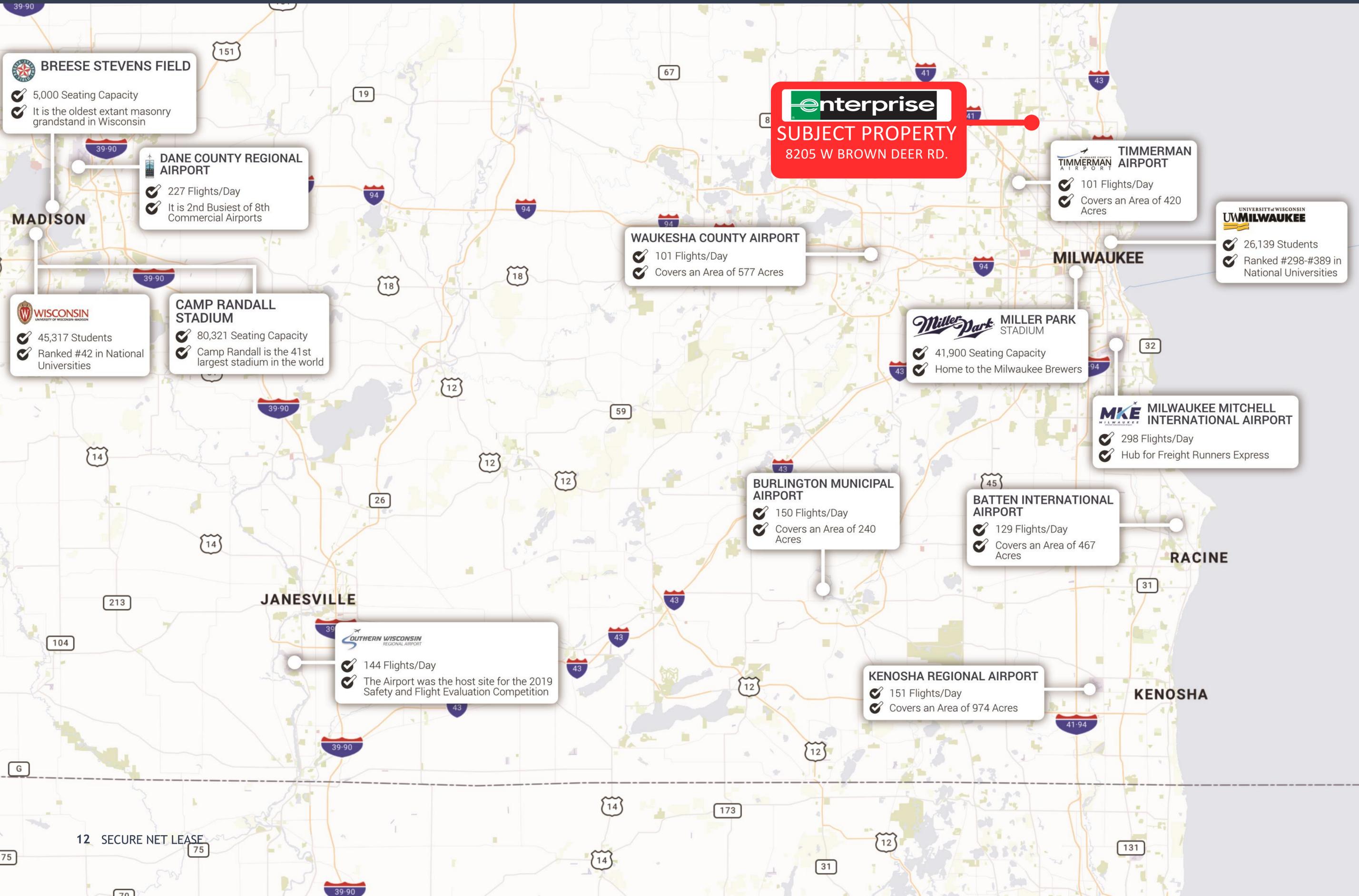
The research, Graettinger said, is becoming **increasingly valuable** as the nation and world pivot to greener energy sources to address the growing climate crisis. New developments, such as the wind turbine in the parking lot, stand to fundamentally change the way green energy is implemented in the US.

EXPLORE ARTICLE



MILWAUKEE-WAUKESHA-WEST ALLIS METRO AREA

ENTERPRISE RENT-A-CAR MILWAUKEE, WI



enterprise
SUBJECT PROPERTY
 8205 W BROWN DEER RD.

BREESE STEVENS FIELD
 5,000 Seating Capacity
 It is the oldest extant masonry grandstand in Wisconsin

DANE COUNTY REGIONAL AIRPORT
 227 Flights/Day
 It is 2nd Busiest of 8th Commercial Airports

TIMMERMAN AIRPORT
 101 Flights/Day
 Covers an Area of 420 Acres

WAUKESHA COUNTY AIRPORT
 101 Flights/Day
 Covers an Area of 577 Acres

UNIVERSITY OF WISCONSIN MILWAUKEE
 26,139 Students
 Ranked #298-#389 in National Universities

WISCONSIN UNIVERSITY OF WISCONSIN MADISON
 45,317 Students
 Ranked #42 in National Universities

CAMP RANDALL STADIUM
 80,321 Seating Capacity
 Camp Randall is the 41st largest stadium in the world

MILLER PARK STADIUM
 41,900 Seating Capacity
 Home to the Milwaukee Brewers

MILWAUKEE MITCHELL INTERNATIONAL AIRPORT
 298 Flights/Day
 Hub for Freight Runners Express

BURLINGTON MUNICIPAL AIRPORT
 150 Flights/Day
 Covers an Area of 240 Acres

BATTEN INTERNATIONAL AIRPORT
 129 Flights/Day
 Covers an Area of 467 Acres

SOUTHERN WISCONSIN REGIONAL AIRPORT
 144 Flights/Day
 The Airport was the host site for the 2019 Safety and Flight Evaluation Competition

KENOSHA REGIONAL AIRPORT
 151 Flights/Day
 Covers an Area of 974 Acres

12 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

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