



OFFERING MEMORANDUM  
FEDEX GROUND

2929 HALVOR LANE | SUPERIOR, WI 54880



Exclusively Marketed By:

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Broker of record Key Commercial Real Estate, LLC

**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS

## INVESTMENT SUMMARY

Tenant	FedEx Ground
Property Address	2929 Halvor Ln, Superior, WI 54880
Property Type	Single Tenant Industrial
Price	\$7,995,000
Price/SF/Bldg	\$140.33
Net Operating Income	\$696,000
CAP Rate	8.71%
Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	5.0 Years
Occupancy	100%
Building Size	56,951 SF
Land Size	307,271 SF
APN	06-806-00739-05
Zoning	Industrial

## INVESTMENT HIGHLIGHTS


- Over five years left on this NN leased investment
- Excellent opportunity for an investor interested in less management involvement.
- FedEx Ground is the highest yielding of the three FedEx Corp. service lines, accounting for +/- \$16B in fiscal 2016 revenues.
- The double-net (NN) lease features minimal landlord expense responsibilities.
- Within Close Proximity of Major Expressways



# RENT ROLL

Tenant	SF	% of GLA	Rent			Lease Dates		Increase Schedule	Lease Type	Renewal Options	
			Monthly	PSF	Annual	PSF	Start				End
FedEx Ground	56,951	100%	\$58,000	\$1.02	\$696,000	\$12.22	9/13/2012	9/14/2022	N/A	NN	Two 5 Year Option Renewals
Note - NN Lease, Tenant responsible for roof & structure											
<b>TOTAL</b>	<b>56,951</b>	<b>100%</b>	<b>\$58,000</b>		<b>\$696,000</b>						



Tenant	# of Locations	Website	Description
	70	<a href="http://www.fedex.com/us/fedex/shippingservices/package/ground.html">www.fedex.com/us/fedex/shippingservices/package/ground.html</a>	<p>FedEx Ground is a shipping company that is a subsidiary of the FedEx Corporation. It is headquartered in Moon Township, Pennsylvania, a suburb of Pittsburgh. Originally conceived as a lower cost competitor to UPS, Roadway Package System (RPS) was created to take advantage of new barcode, material handling and computer technologies.</p> <p>FedEx Ground now provides 1-5 day delivery of small packages to all 50 states, plus Canada. The subsidiary also offers a specialty service known as FedEx Home Delivery which, coupled with Ground, serves all home addresses in the United States.</p>

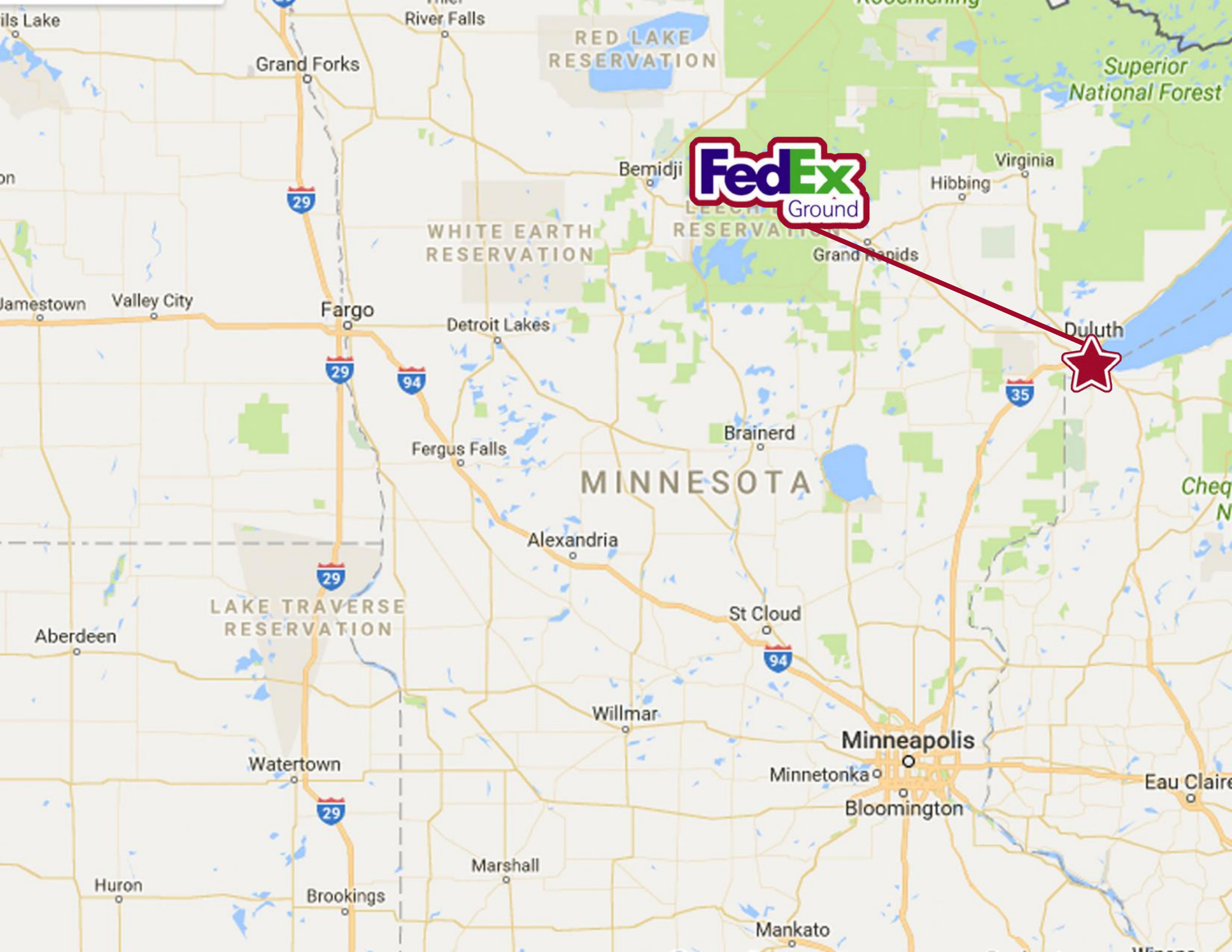
## Superior, WI

Superior is a city in, and the county seat of, Douglas County in the state of Wisconsin. The population was 27,244 at the 2010 census. Located at the junction of U.S. Highway 2 and U.S. Highway 53, it is immediately north of and adjacent to both the Village of Superior and the Town of Superior. Its neighborhoods include Billings Park, North End, South Superior, Central Park, East End, Allouez, and Itasca. Billings Park, South Superior, East End, and North End each have small business districts.

As of the census of 2010, there were 27,244 people, 11,670 households, and 6,548 families residing in the city. The population density was 737.1 inhabitants per square mile. There were 12,328 housing units at an average density of 333.5 per square mile. The racial makeup of the city was 91.5% White, 1.4% African American, 2.6% Native American, 1.2% Asian, 0.2% from other races, and 3.1% from two or more races. Hispanic or Latino of any race were 1.4% of the population.

There were 11,670 households of which 28.3% had children under the age of 18 living with them, 37.2% were married couples living together, 13.5% had a female householder with no husband present, 5.4% had a male householder with no wife present, and 43.9% were non-families. 34.6% of all households were made up of individuals and 12% had someone living alone who was 65 years of age or older. The average household size was 2.23 and the average family size was 2.84.

The median age in the city was 35.4 years. 21.3% of residents were under the age of 18; 13.4% were between the ages of 18 and 24; 26% were from 25 to 44; 25.9% were from 45 to 64; and 13.5% were 65 years of age or older. The gender makeup of the city was 49.0% male and 51.0% female.



**FedEx**  
Ground



MINNESOTA

Minneapolis

Duluth

Grand Forks

29

94

29

29

29

94

35

Marshall

Mankato

Aberdeen

Watertown

Huron

Brookings

Willmar

Alexandria

Fergus Falls

Detroit Lakes

Bemidji

Hibbing

Virginia

Grand Rapids

Eau Claire

Chequamegon

Superior National Forest

RED LAKE RESERVATION

WHITE EARTH RESERVATION

LAKE TRAVERSE RESERVATION

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Winter Street

**FedEx**  
Ground



Susquehanna Avenue

Halvor Ln

Maryland Avenue



Winter Street

Maryland Avenue

**FedEx**  
Ground



Halvor Ln

Susquehanna Avenue



**FedEx**  
Ground

Halvor Ln

Susquehanna Avenue

Maryland Avenue

Winter Street



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,149	33,059	61,649
2010 Population	4,099	32,488	60,791
2016 Population	4,120	32,753	61,198
2021 Population	4,153	33,088	61,819
2000-2010 Annual Rate	-0.12%	-0.17%	-0.14%
2010-2016 Annual Rate	0.08%	0.13%	0.11%
2016-2021 Annual Rate	0.16%	0.20%	0.20%
2016 Male Population	49.4%	49.3%	49.5%
2016 Female Population	50.6%	50.7%	50.6%
2016 Median Age	43.6	35.2	37.5
<b>Median Age</b>			
The median age in this area is 43.6, compared to U.S. median age of 38.0.			
<b>Race and Ethnicity</b>			
2016 White Alone	92.3%	88.6%	88.3%
2016 Black Alone	1.2%	2.5%	2.9%
2016 American Indian/Alaska Native Alone	2.6%	2.9%	3.1%
2016 Asian Alone	0.5%	1.3%	1.4%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.4%	0.3%	0.3%
2016 Two or More Races	3.0%	4.3%	4.1%
2016 Hispanic Origin (Any Race)	1.5%	2.1%	2.1%
<b>Median Household Income</b>			
2016 Median Household Income	\$38,986	\$37,332	\$38,443
2021 Median Household Income	\$39,470	\$37,282	\$38,356
2016-2021 Annual Rate	0.25%	-0.03%	-0.05%
<b>Average Household Income</b>			
2016 Average Household Income	\$56,039	\$50,223	\$52,098
2021 Average Household Income	\$61,765	\$53,499	\$55,598
2016-2021 Annual Rate	1.96%	1.27%	1.31%
<b>Data for all businesses in area</b>			
Total Businesses:	345	2,108	4,096
Total Employees:	3,185	26,578	66,184
Total Residential Population:	4,120	32,753	61,198

# CONFIDENTIALITY AGREEMENT & DISCLOSURE

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Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

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