



AJ O'BRADY'S IRISH PUB & GRILL

N88W16495 MAIN ST. | MENOMONEE FALLS, WI 53051



BILT
COMMERCIAL
REAL ESTATE

**ABSOLUTE NNN LOCAL RESTAURANT/PUB
2.5% ANNUAL RENT INCREASES**

OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

AJ O'BRADY'S IRISH PUB & GRILL

OFFERING SUMMARY

Price	\$1,222,600
NOI	\$85,585
Cap Rate	7.0%
Lease Start Date	August 1, 2016
Lease End Date	December 31, 2030
Rent Increases	2.5% Annually
Options	None
Gross Leasable Area	4,764 SF (Excludes lower level)
Lot Size	0.25 AC
Year Built/Renovated	1910/2017



HIGHLIGHTS

Zero Landlord Responsibilities – Single Tenant Absolute NNN Lease	Established Operator – The operator opened AJ O'Brady's in 2011. The operator also owns and operates 3 other pubs/restaurant in WI
Attractive Rent Increases – 2.5% annual rent increases throughout lease term providing a hedge against inflation	Strategic Location – Corner parcel providing great visibility and situated across the street from a newly built luxury apartment building.
Large Parking Lot – 18-20 parking spaces in the rear of the building with an adjacent municipal parking lot	High Growth Market – the Menomonee Falls market has tremendous residential construction ongoing
Capital Improvements – New Façade Summer 2017, New Roof Fall 2017, New Kitchen Flooring Summer 2018, New HVAC Summer 2018	Intimate & Visually Stunning Community – a people-friendly new village neighborhood within the Historic Village Centre

FINANCIAL SUMMARY

AJ O'BRADY'S IRISH PUB & GRILL

CLICK BELOW TO EXECUTE

CONFIDENTIALITY AGREEMENT

Signature

Date

STREET VIEWS

AJ O'BRADY'S IRISH PUB & GRILL



AERIAL VIEW

AJ O'BRADY'S IRISH PUB & GRILL



NEIGHBORHOOD PROPERTIES

AJ O'BRADY'S IRISH PUB & GRILL

RiverWalkon the Falls Apartments
(Luxury apartment complex built in 2018)



NEIGHBORHOOD PROPERTIES

AJ O'BRADY'S IRISH PUB & GRILL



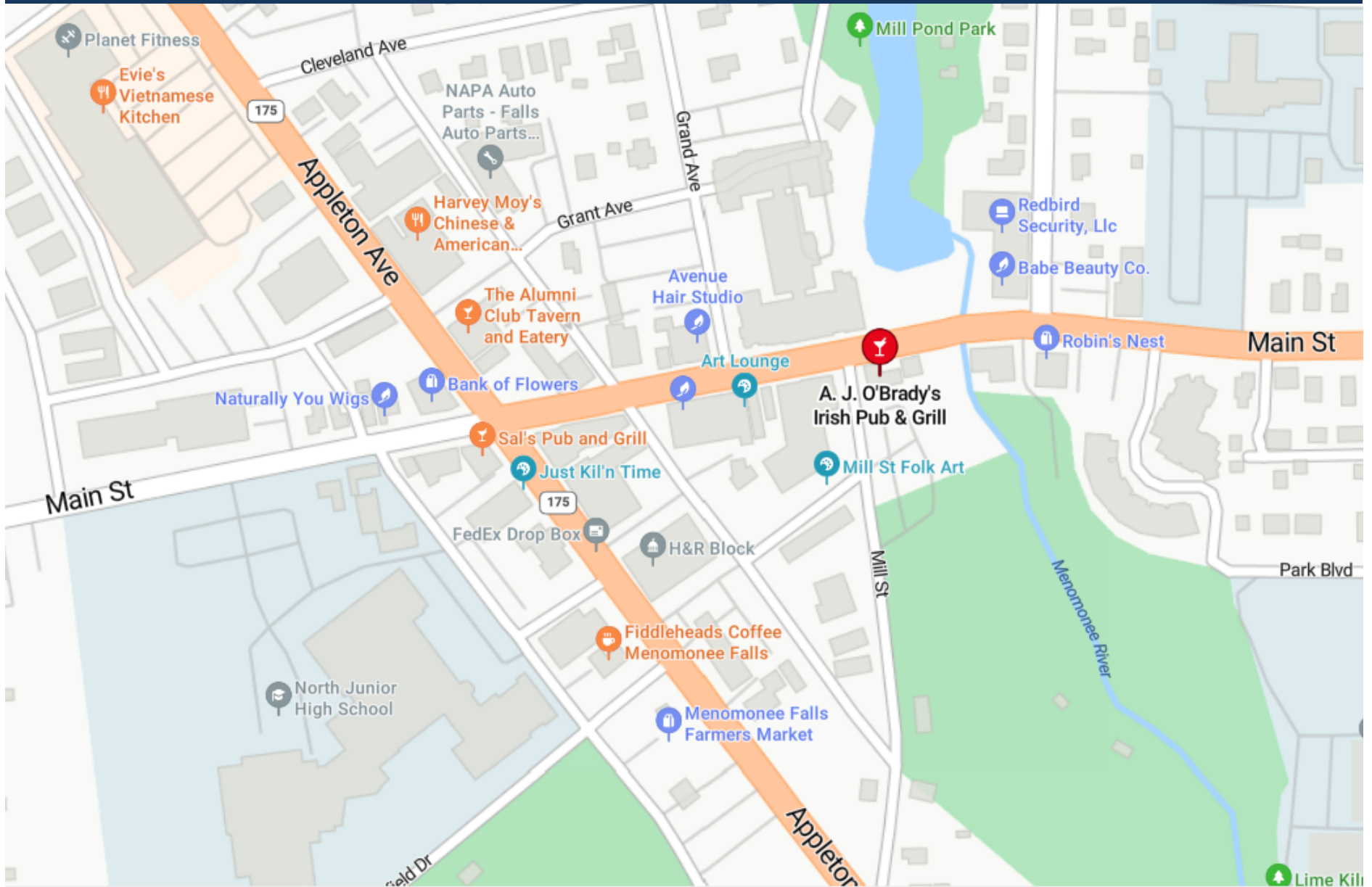
LOCATION MAP

AJ O'BRADY'S IRISH PUB & GRILL



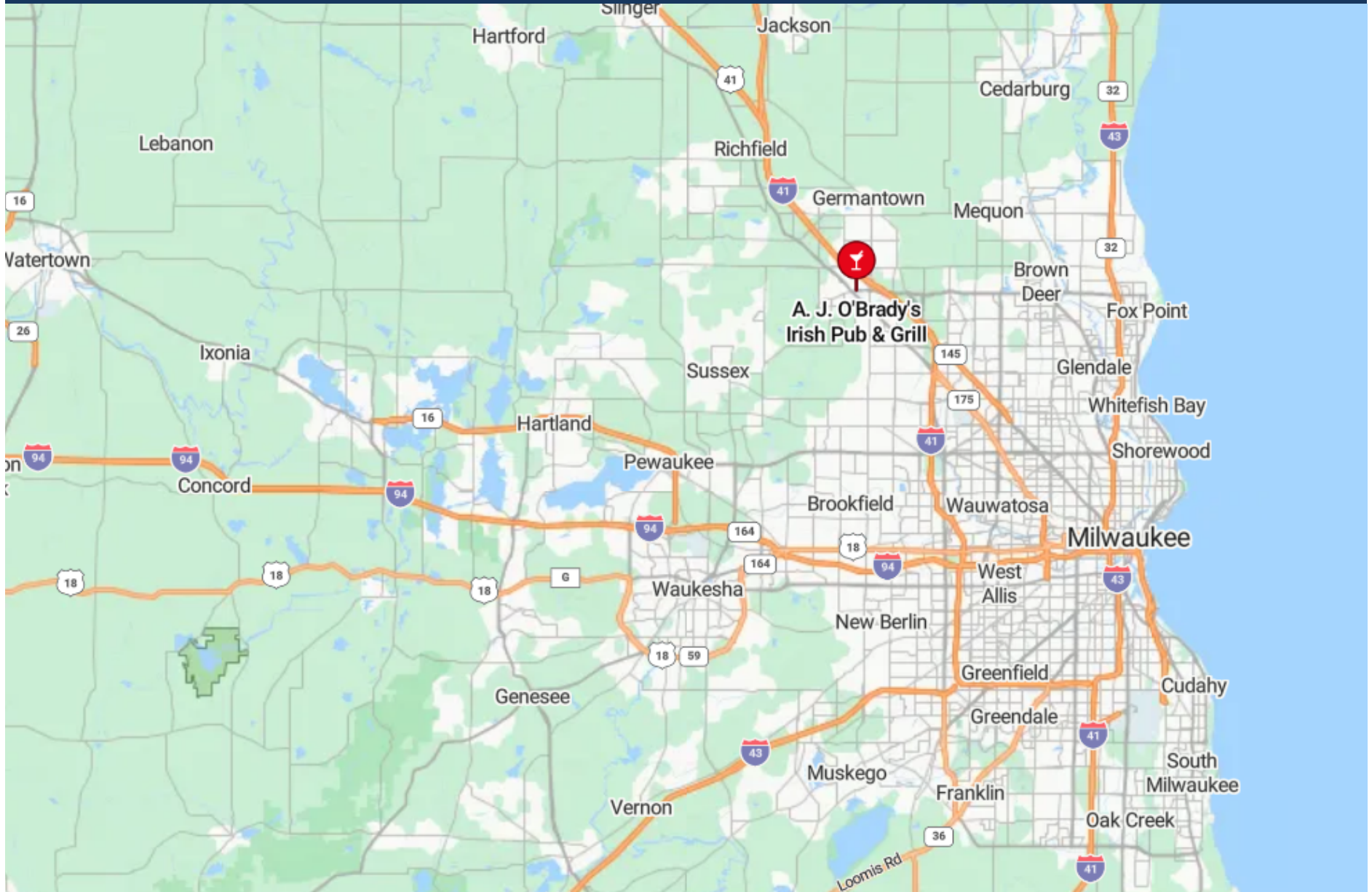
LOCAL MAP

AJ O'BRADY'S IRISH PUB & GRILL



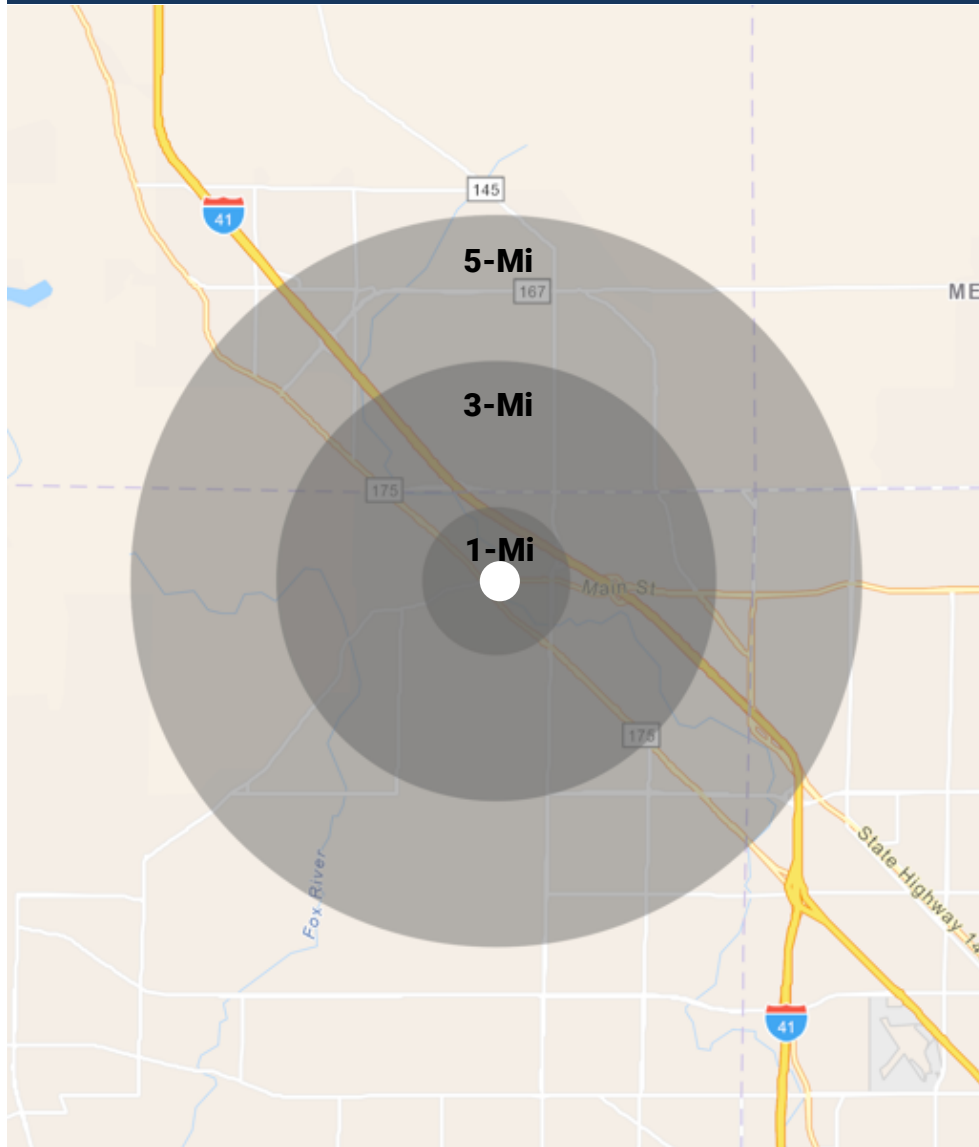
REGIONAL MAP

AJ O'BRADY'S IRISH PUB & GRILL



REGIONAL MAP

AJ O'BRADY'S IRISH PUB & GRILL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,655	50,981	91,951
Median Age	44	45	44

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Total Households	7,797	21,306	37,480
Average HH Income	\$92,856	\$121,201	\$122,061
Median HH Income	\$93,457	\$117,190	\$117,190
Per Capita Income	\$43,204	\$50,057	\$49,194

DAYTIME EMPLOYMENT	1 MILE	3 MILES	5 MILES
# of Businesses	75	233	306
# of Employees	13,422	40,808	53,327

TENANT PROFILE

AJ O'BRADY'S IRISH PUB & GRILL



A.J. O'Brady's was established in 2011 in the heart of downtown Menomonee Falls and is ranked as one of the top Irish Pubs in the state of Wisconsin with one of their most famous customers being Aaron Rogers (former quarterback of the Green Bay Packers).

The Sports Bar/Restaurant carries 6 tv's in their bar area and 2 more in their restaurant.

From A. J. O'Brady's Irish Pub & Grill:

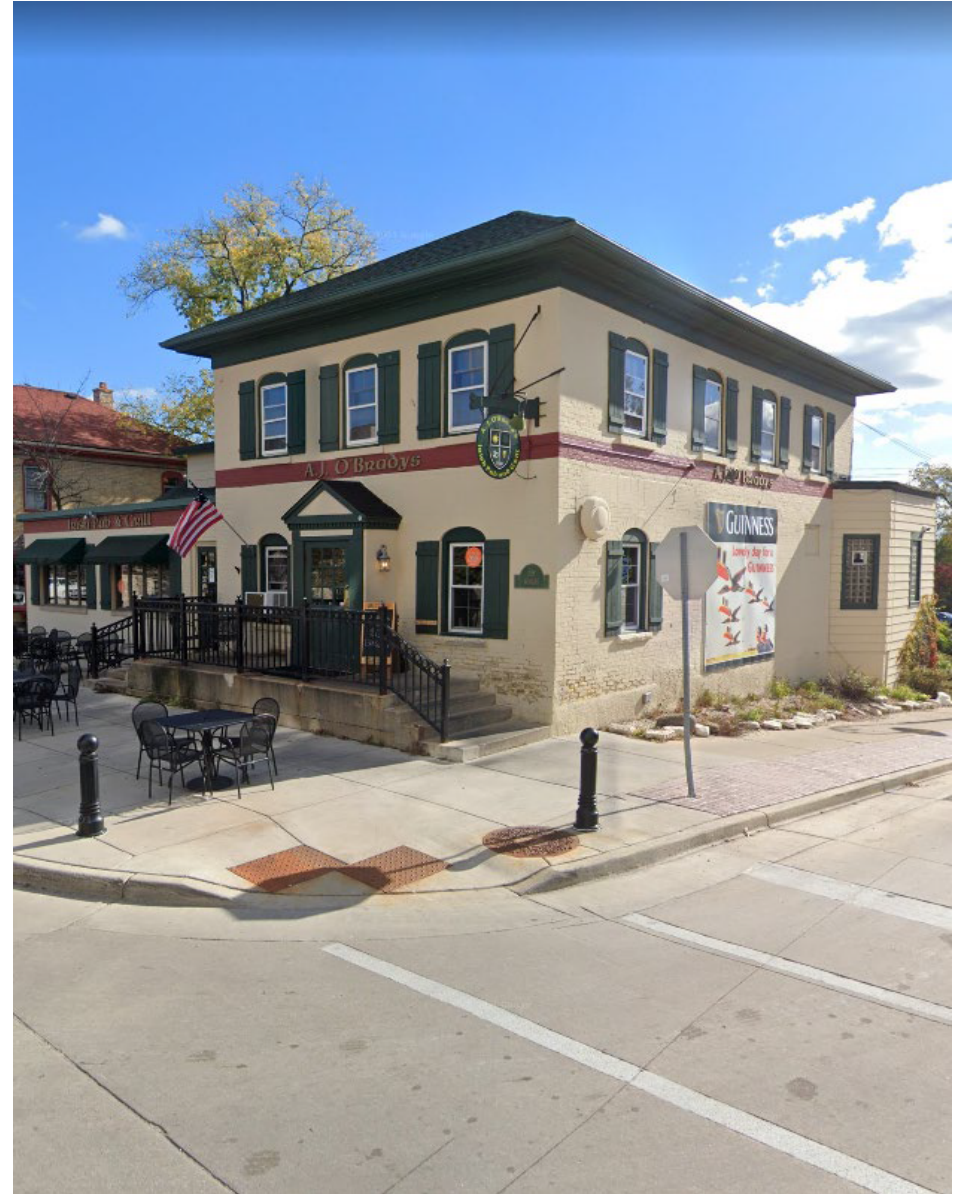
"We are an Irish pub inspired by the true roots of pubs in Ireland. Serving up authentic Irish dishes, some of our favorite dishes & a few twists on classics. We pride ourselves on quality food at affordable prices to bring back the true experience of a Pub. To bring the community closer together, one pint at a time."

"We qualified for the world food championships for our burgers"

Russell Restaurants Group

A.J. O'Brady's is part of the Russell Restaurant Group which includes:

- A.J.O'Brady's Irish Pub & Grill in Menomonee Falls, WI.
www.theajobradys.com
- Belfast Station: A Northwoods Irish Pub in Sussex, WI.
www.thebelfaststation.com
- Russell's Tally Ho in Hartford, WI.
www.TallyHoErin.com
- WISCONSIN ON TAP in Menomonee Falls, WI.
www.wiscoontap.com



CURRENT DEVELOPMENT PROJECTS

AJ O'BRADY'S IRISH PUB & GRILL

Good Falls Business Center

The Village has approved plans for a 91,000 square foot speculative industrial warehouse to be located at the corner of Good Hope Road and 124th Street in eastern Menomonee Falls. The building will be located immediately to the east of the Tailored Label Products campus, and it is designed for a mix of office and industrial uses.

Luther Group Industrial Building

Construction is moving forward on a 79,126 square foot speculative industrial building located near the intersection of Campbell Drive and Woodale Drive in southeastern Menomonee Falls. The approved plans show the potential for up to four industrial tenants in the building.

Menomonee Falls Mixed Use - Apartments

Construction is proceeding on 109,475 square foot apartment building located to the east of the intersection of Good Hope Road and Appleton Avenue in eastern Menomonee Falls. This four story building includes a total of 91 apartments, and it is part of an approved mixed use project which ultimately includes 173 apartment units and two commercial retail buildings.

Riverwalk II Apartments

Construction is underway on a mixed use building to include a ground level retail space and 45 apartment units at the southeast corner of the intersection of Main Street and Church Street in downtown Menomonee Falls.

Springhill Suites by Marriott Hotel

Construction is nearly complete on a four story 103 room hotel on the west side of Falls Parkway across from the existing Home 2 Suites hotel in the Whitestone Station mixed use development area. The 65,065 square foot hotel will have an indoor pool, fitness center, and an outdoor patio.

Highlands at Aeropark

The Village has approved plans for a 224 unit senior apartment building and 32 senior town homes (in four 8 unit buildings) located on the north side of Lisbon Road to the east of Tamarind Way in southwest Menomonee Falls. A Final Plat was approved in 2020 for 17 single family homes along the west side of the site.

High Bluff at Creekwood Crossings

Construction is proceeding on a 120 unit apartment development located at the southeast corner of the intersection of Marcy Road and Silver Spring Drive in southern Menomonee Falls.



Good Falls Business Center



Luther Group Industrial Building



Menomonee Falls Mixed Use - Apartments



Riverwalk II Apartments



Springhill Suites by Marriott Hotel



Highlands at Aeropark



High Bluff at Creekwood Crossings

MARKET OVERVIEW

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NEIGHBORHOODS

The variety of neighborhood types in our community can be attributed to Menomonee Falls' long history which dates to the 1840s when the community founded as a mill town along the Menomonee River. The Village's downtown business district and historic residential streets developed near the Mill Pond in the late 1800s and the first modern residential subdivisions were developed nearby starting in the 1930s.

Thousands of homes were built in Menomonee Falls in the 1950s and early 1960s (the Village annexed the Town of Menomonee in 1958) and business growth boomed along arterial streets and within industrial parks in the decades that followed. The Village's second housing boom, in the 1990s and 2000s, coincided with growth in the business community including major projects from Kohl's Corporation and Froedtert and the Medical College of Wisconsin. A combination of new builds and redevelopment projects continues to spur population growth in the Village today.

CULTURE & RECREATION

The Falls offers the perfect balance of urban energy and small-town feel with amenities and events for residents of all ages. The Village's downtown has to dozens of places to eat, drink, shop and explore within a setting that includes beautiful architecture, the Mill Pond, waterfalls and the historic and naturally beautiful Lime Kiln Park. Parks and trails throughout the community provide beautiful spaces for passive and active recreation and gathering places for family and community events. Cultural highlights include:

- A thriving downtown and convenient shopping areas throughout the Village
- A full calendar of festivals, farmers markets, parades, sporting events and concerts
- A spectacular space to gather and play at the recently redesigned Village Park
- Old Falls Village historical park and living history museum
- 2,500+ acres of public open space including 16 parks and 30 miles of recreational trails



SERVICES

The Village is committed to responsive and effective government services including public safety, library, public works, parks and engineering services. Our community is also served by two award winning public school districts and Froedtert Community Memorial Hospital. Local services highlights include:

- Effective protective services – the Village routinely ranks as one of the safest communities in the state
- 237 miles of well-maintained local roadways
- A modern library with 344,000 volumes, a children's library, historical collection and a variety online services
- A recreation department with dozens of programs serving over 11,000 unique customers a year
- School districts which perform well above state averages on proficiency tests and ACT exams



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