FedEx Express

NYSE: FDX
S&P: "BBB"

3% ANNUAL RENT INCREASES

MOSINEE, WI (WAUSAU MSA)

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASEDINVESTMENTS

OFFERED AT $2,383,000
6.25% CAP RATE

LAST MILE DISTRIBUTION CENTER | INVESTMENT GRADE CREDIT LEASE GUARANTY

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

RYAN BENNETT
PRINCIPAL
760.448.2449
rbennett@lee-associates.com
CAL DRE# 01826517

DREW OLSON, ASSOCIATE
760.448.1372
dolson@lee-associates.com
CAL DRE# 02049653

Listed in Conjunction with
Galway Companies

STEVE DORAN
WI Brokers License: 938613-91

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASEDINVESTMENTS

Lee & Associates hereby advise all prospective purchasers of Net-Leased Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

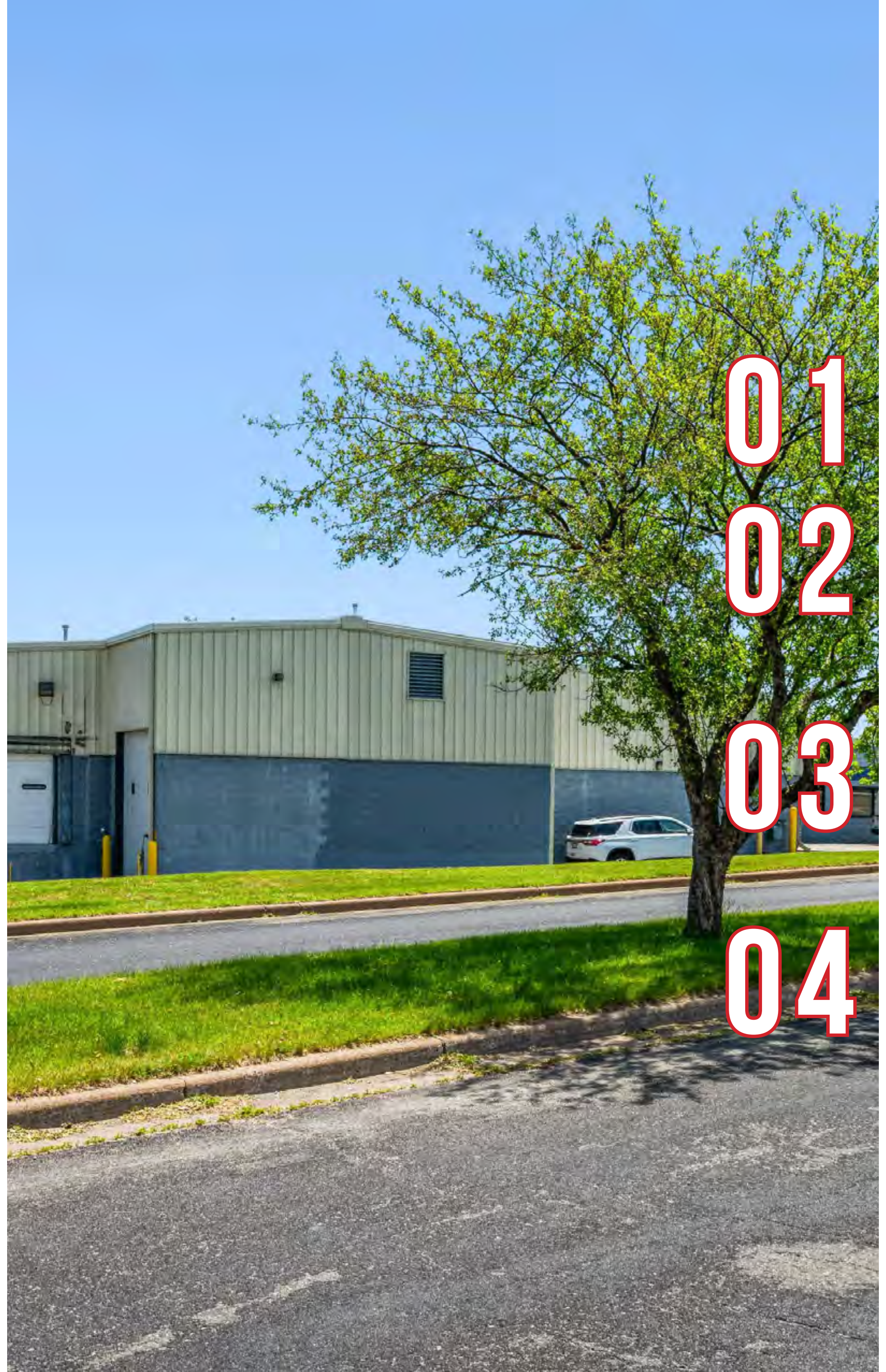


TABLE OF CONTENTS

EXECUTIVE SUMMARY

OFFERING SUMMARY

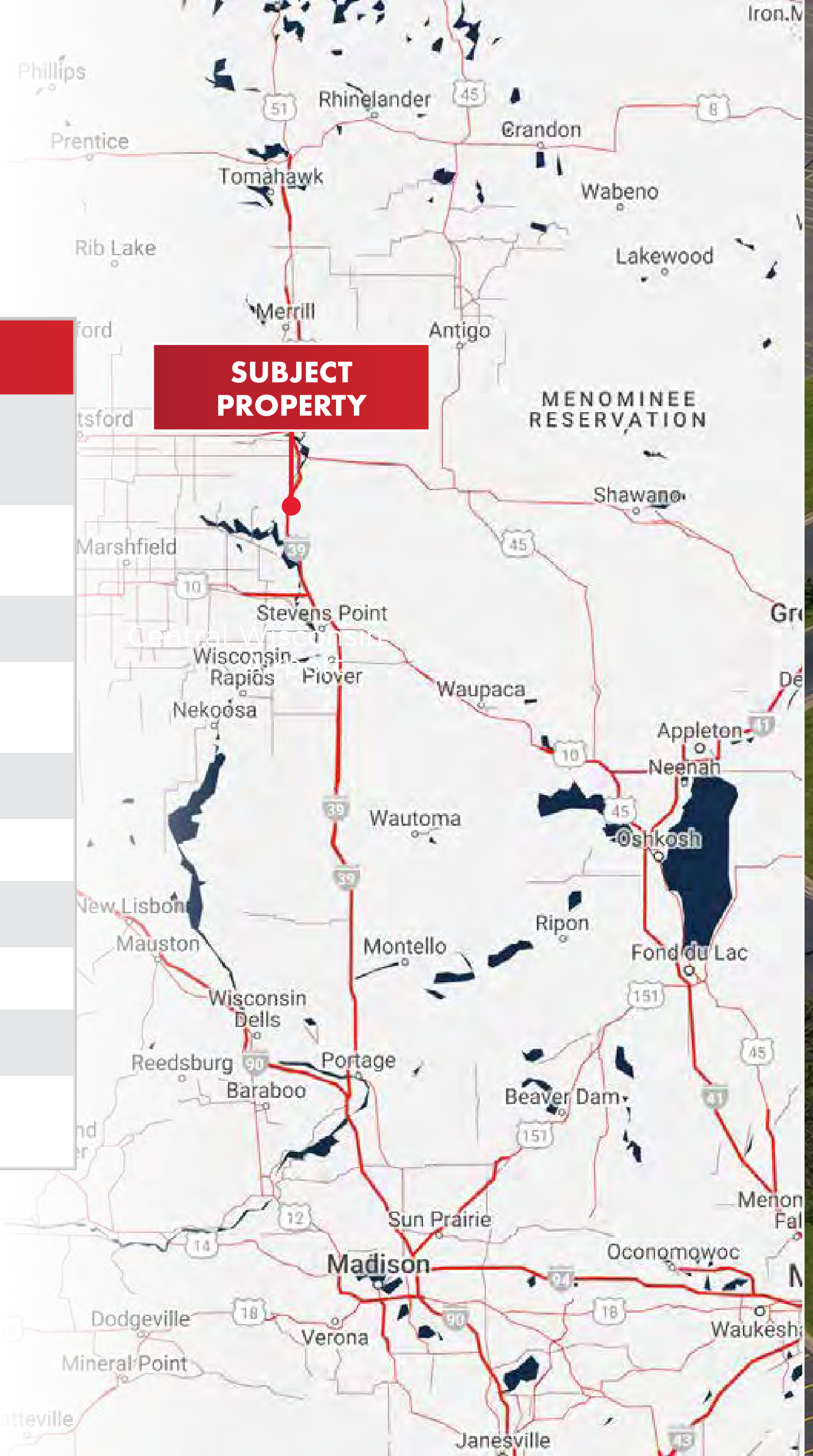
LIST PRICE	CAP RATE	PRICE/SF	NOI
$2,383,000	6.25%	$122	$148,960*

* Rent from 10/1/2026

*Actual Property

OFFERING SUMMARY

PROPERTY SUMMARY	
Address	910 S. Parkview Circle Mosinee, WI (Wausau MSA)
Property Type	Single-Tenant Distribution Warehouse
APN #	251-2707-273-9987
Gross Leasable Area (GLA)	19,600 SF
Lot Size	2.79 Acres
Year Built	1991
Year Remodeled	2011/2021
Dock Doors	3
Drive-in Doors	5
Zoning	IP-M Industrial Park Manufacturing



LOCATED IN THE CENTRAL WISCONSIN BUSINESS PARK

EXECUTIVE SUMMARY
INVESTMENT SUMMARY
PROPERTY OVERVIEW
AREA OVERVIEW

02

INVESTMENT SUMMARY

CENTRAL WISCONSIN BUSINESS PARK

INVESTMENT HIGHLIGHTS

FEDEX CORPORATION (NYSE: FDX) (S&P: "BBB")

Corporate Lease Guaranty

- Globally Recognized Tenant ($4.57 Billion Net Worth)
- S&P: "BBB" Bond Investment Grade Credit Rating
- Lease obligations are backed by a corporate lease guaranty, offering additional security and reliability for ownership.

CLEAR COMMITMENT TO SITE

Successful 35 Year Operating History

- Originally a built-to-suit for FedEx , underscoring the site's functionality and operational alignment with tenant needs
- Multiple successive lease extensions throughout the tenancy reflect FedEx's ongoing commitment to the location and long-term operational presence in Central Wisconsin

REAL ESTATE ADVANTAGE

Close Proximity to the Central Wisconsin Airport (CWA)

- Located in the Central Wisconsin Business Park, a highly desirable industrial and logistics corridor with direct access to major transportation routes
- Exceptional accessibility via a shared on/off ramp with CWA connecting directly to Highway 51 and Interstate 39, providing streamlined regional and interstate connectivity for logistics operations

STRATEGIC CENTRALIZED LOCATION

Serving Major Wisconsin Markets

- The facility serves Minneapolis/ St. Paul, Eau Claire, Green Bay, Appleton, Wausau, Stevens Point and Madison, WI
- Mosinee is located within the Wausau MSA, the largest Metro Area in Central Wisconsin
- The centralized location allows efficient access to key population centers and transportation corridors throughout the Upper Midwest

HISTORICALLY WELL MAINTAINED PROPERTY

History of consistent maintenance and capital investment

- Renovated in 2011 & 2021, reinforcing the functionality and long-term viability of the facility

LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	$148,960*
Rent Commencement	12/1/2006
Lease Expiration	9/30/2031
Original Lease Term	5 Years
Lease Term Remaining	5+ Years
Options to Renew	(2) 5-Year
Rent Increases	3% Annually
Lease Type	Double-Net (NN)
LL Responsibilities	Roof/Structure/Parking Lot

* Rent starting on 10/1/2026 per 4th Lease Amendment dated 1/28/2026

RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM

TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/ SF/ YR	RENT INCREASE
Current Term	10/1/2021	9/30/2026	$137,196	$11,433	$7.34	3%
Recently Extended Term*	10/1/2026	9/30/2027	$148,960	$12,413	$7.60	3%
	10/1/2027	9/30/2028	$153,429	$12,786	$7.82	3%
	10/1/2028	9/30/2029	$158,031	$13,169	$8.06	3%
	10/1/2029	9/30/2030	$162,772	$13,564	$8.30	3%
	10/1/2030	9/30/2031	$167,656	$13,971	$8.55	3%

* Per 4th Lease Amendment dated 1/28/2026

RENEWAL OPTIONS - (2) 5-YEAR OPTIONS

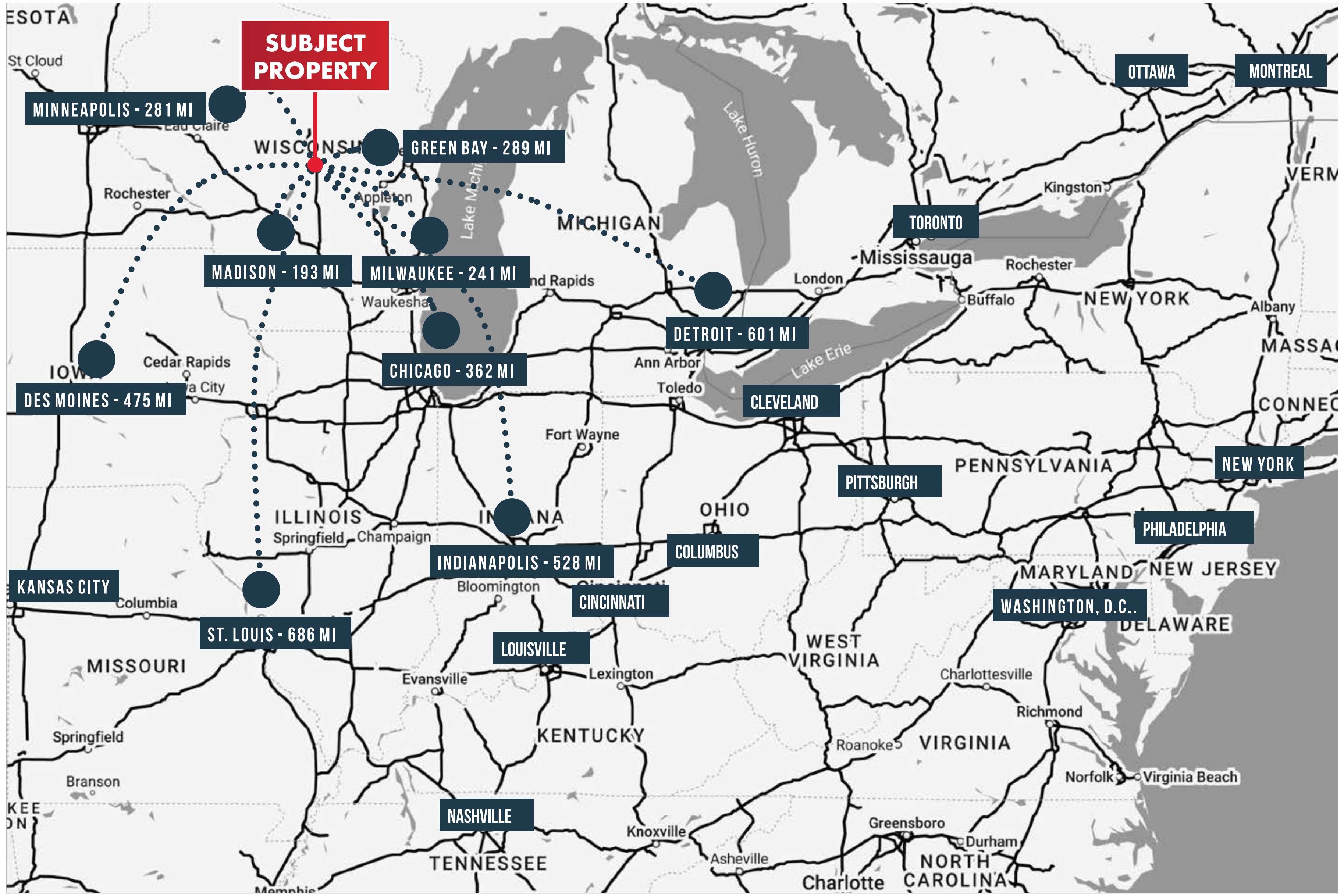
TERM	START DATE	END DATE	NOI/YR
Option 1	10/1/2031	9/30/2036	FMV
Option 2	10/1/2036	9/30/2041	FMV

EXECUTIVE SUMMARY
INVESTMENT SUMMARY
PROPERTY OVERVIEW
AREA OVERVIEW

03

PROPERTY OVERVIEW

LOCATION MAP



REGIONAL MAP

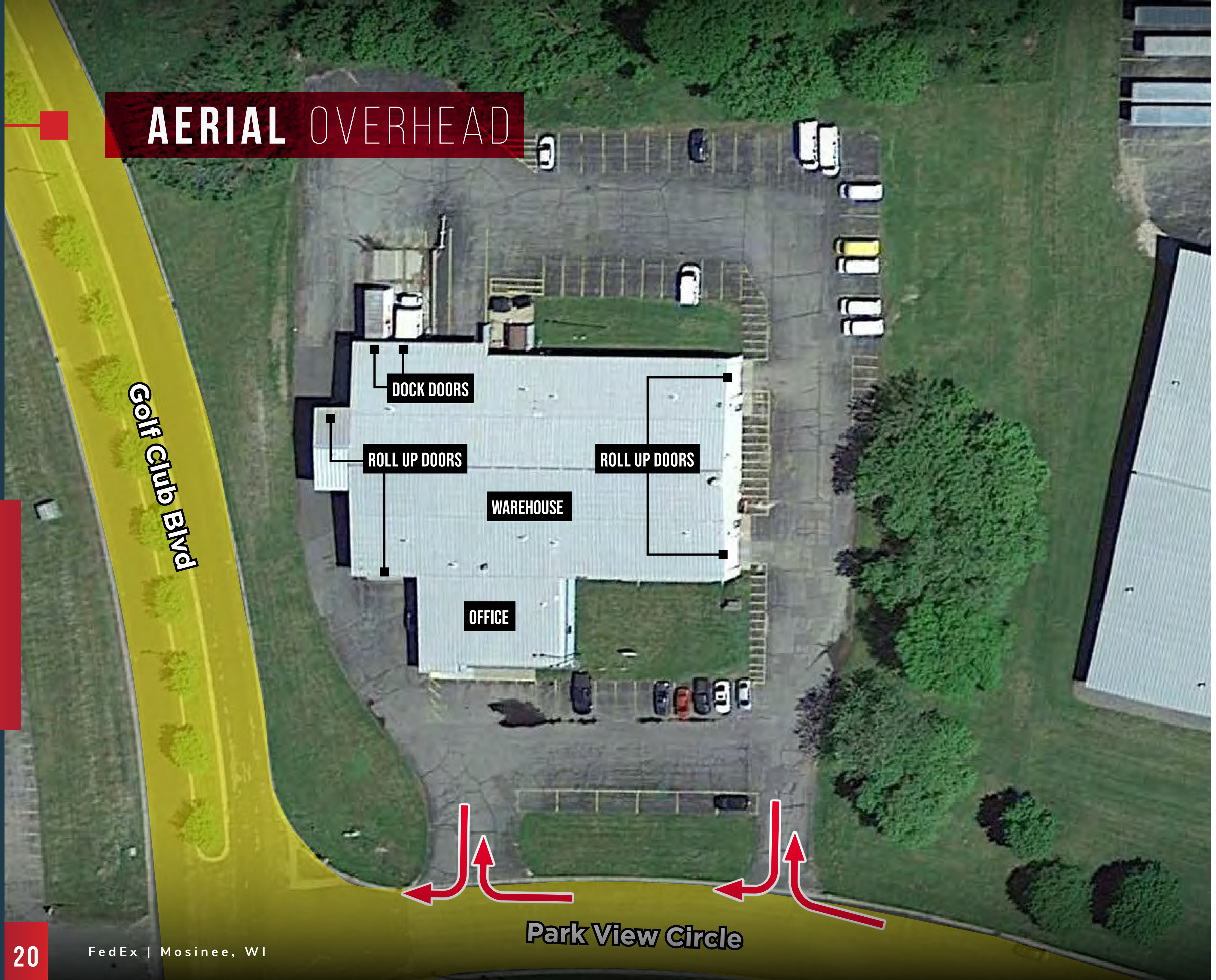
PROPERTY PHOTOS

EXECUTIVE SUMMARY
INVESTMENT SUMMARY
PROPERTY OVERVIEW
AREA OVERVIEW

PROPERTY PHOTOS

PROPERTY PHOTOS

AERIAL OVERHEAD



AERIAL NORTHEAST

EXECUTIVE SUMMARY
INVESTMENT SUMMARY
PROPERTY OVERVIEW
AREA OVERVIEW

AERIAL NORTH

AERIAL SOUTH

EXECUTIVE SUMMARY
INVESTMENT SUMMARY
PROPERTY OVERVIEW
AREA OVERVIEW

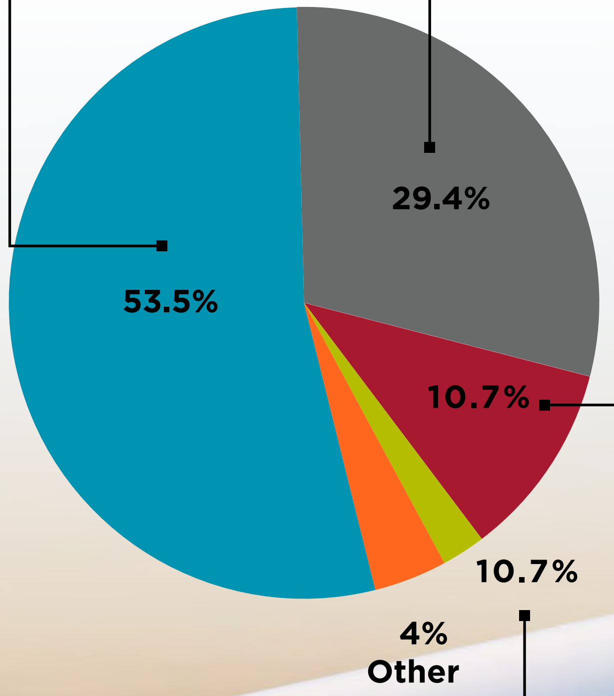
ABOUT FEDEX

FedEx Express

Next day air service within the United States and time-definite international service. FedEx Express operates one of the largest civil aircraft fleets in the world and the largest fleet of wide bodied civil aircraft. It also carries more freight than any other airline.

FedEx Services

Global marketing, planning, and IT services for the other FedEx operating companies.



FedEx Ground

Small-package day-certain delivery to businesses in the U.S. and Canada and to 100% of U.S. residences. Large fleet of trucks owned by independent owner/operators. Drivers are independent contractors who control individual delivery routes and territories.

FedEx Freight

FedEx Freight LTL service offerings include priority services when speed is critical and economy services when time can be traded for savings, processing over 95,000 shipments a day using 370 service centers.

ABOUT FEDEX

Trade Name:	FedEx
Industry:	Global Trade & Freight
Stock Ticker Symbol:	NYSE: FDX
Revenue (2025):	US $87.9 Billion
Net Income:	US $4.09 Billion
Area Served:	48 States
Locations:	60,000+
Employees:	500,000+
Corporate Headquarters:	Memphis, TN
Website:	www.fedex.com

VIEW ANNUAL REPORT & OTHER FINANCIALS

FDX NYSE	$87.9B REVENUE	$4.09B NET INCOME	500K+ EMPLOYEES	60,000+ LOCATIONS

04 AREA OVERVIEW

WAUSAU METRO AREA

WAUSAU serves as the economic and cultural hub of central and northern Wisconsin, functioning as the primary commercial center for the broader Marathon County region. Historically rooted in lumber and paper manufacturing, the city has evolved into a diversified economy supported by manufacturing, healthcare, insurance, retail, and tourism. Wausau is particularly known for its strong manufacturing base, outdoor recreation, and regional healthcare presence, while also serving as one of the nation's primary American ginseng production centers.

RECREATIONAL TOURISM

Wausau is also widely recognized for Granite Peak Ski Area, Rib Mountain State Park, and its reputation as a year-round outdoor recreation destination.

$497M ECONOMIC IMPACT

Source: Wausau Times, 2024

ABOUT MARATHON/PORTAGE COUNTY

THE MARATHON/PORTAGE COUNTY area population served by the Wausau MSA was estimated at 210,000 in 2010. Major industries include insurance (Liberty Mutual, and Sentry Insurance), manufacturing, healthcare and education (UW Stevens Point). In addition agriculture still contributes $2.4 billion, or about 18% of Marathon County's gross sales annually.

UNIVERSITY OF WISCONSIN STEVENS POINT

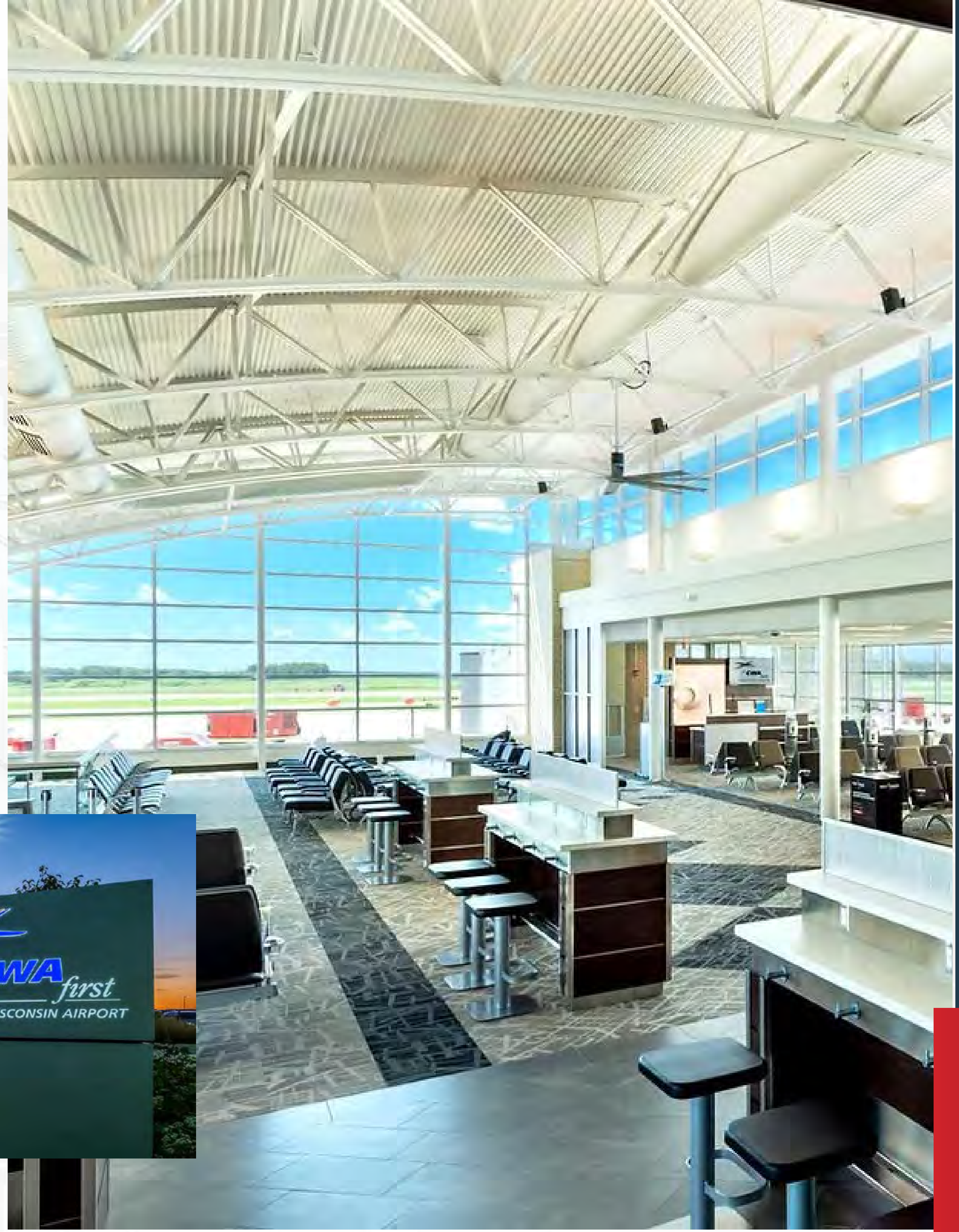
Liberty Mutual. INSURANCE

Sentry

ABOUT CWA

Mosinee, WI, the location for the Subject Property, is located about 10 miles dead center from each Wausau and Stevens Point, the two main cities served by the Central Wisconsin Airport (CWA).

CWA is served by United, Delta and American Airlines with routes to Chicago, Minneapolis and Detroit, with about 125,000 passengers and nearly one million pounds of cargo a year.



EXECUTIVE SUMMARY
INVESTMENT SUMMARY
PROPERTY OVERVIEW
AREA OVERVIEW

FedEx Express

NYSE: FDX
S&P: “BBB”

MOSINEE, WI (WAUSAU MSA)

RYAN BENNETT
PRINCIPAL
760.448.2449
rbennett@lee-associates.com
CAL DRE# 01826517

DREW OLSON, ASSOCIATE
760.448.1372
dolson@lee-associates.com
CAL DRE# 02049653

Listed in Conjunction with
Galway Companies

STEVE DORAN
WI Brokers License: 938613-91

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASEDINVESTMENTS

LAST MILE DISTRIBUTION CENTER | INVESTMENT GRADE CREDIT LEASE GUARANTY