



GREEN DOOR  
— ADVISORS —

OFFERING MEMORANDUM

# McDonald's | Verizon

100 & 103 Power Street  
Amery, Wisconsin 54001

**\$1,606,000 · 6.00% CAP**



Exclusively Marketed by Green Door Advisors  
In Association with ParaSell, Inc. | A Licensed Wisconsin Broker #938545-91

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# The Offering

| PRICE       | CAP RATE | NOI*     | YEAR BUILT | MCD TERM | BLDG SF | LOT SIZE   |
|-------------|----------|----------|------------|----------|---------|------------|
| \$1,606,000 | 6.00%    | \$96,396 | 2011       | 5.0 YRS  | 4,400   | 1.87 acres |

## INVESTMENT HIGHLIGHTS

- **High Yield McDonald's Anchored Asset** – Rare opportunity to acquire a high yielding McDonalds leased asset (S&P: BBB+ investment grade credit).
- **Strong Contractual Rent Growth** – McDonald's rent escalations are 10% every five years and Verizon's are 3% annually.
- **15 years of 100% Occupancy** – Both tenants have operated at this location since it was built in 2011.
- **Premier Location in Amery** – Hard corner of Keller Ave S (WIS 46) and Power St, Amery's main retail corridor. Within 0.5 miles of HealthPartners' Amery Hospital and 1.5 miles from Amery High School.
- **Only McDonald's Nearby** – No competing McDonald's within 17 miles.

## THE OPPORTUNITY

Green Door Advisors is pleased to exclusively offer the fee-simple interest in 100 & 103 Power Street, Amery, WI: a two-tenant retail building anchored by a corporate McDonald's lease with 5.0 years of remaining lease term.



\*NOI reflects Pro-Forma Financials based on forward 12-month estimate as of 11/1/2026.

Sources: McDonald's Corporation 2025 10-K; S&P Global Ratings; U.S. Census Bureau; HealthPartners; City-Data.com (daytime population).



POWER STREET

KELLER AVE - HWY 46



GREEN DOOR ADVISORS

# Lease Abstract

|                                                                                  | McDonald's                            | Verizon                                                                           |
|----------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------|
| <b>Tenant</b>                                                                    | McDonald's USA, LLC<br>(corporate)    | AKA Wireless, Inc. - Largest<br>Verizon Authorized Retailer with<br>1,800+ stores |
| <b>Guarantor</b>                                                                 | Corporate                             | 1,800+ location Verizon<br>Authorized Retailer                                    |
| <b>Leased Area</b>                                                               | 3,000 SF                              | 1,400 SF                                                                          |
| <b>Non-Reimbursable<br/>Landlord<br/>Maintenance<br/>Obligations<sup>1</sup></b> | Roof, Structure, Sprinkler, &<br>HVAC | Roof & Structure                                                                  |
| <b>Management Fee</b>                                                            | None                                  | Up to 5% of Base Rent                                                             |
| <b>Rent<br/>Commencement</b>                                                     | 10/27/2011                            | 11/1/2011                                                                         |
| <b>Lease Expiration</b>                                                          | 10/26/2031                            | 10/31/2028                                                                        |
| <b>Term Remaining</b>                                                            | ~5.0 years                            | ~2.0 years                                                                        |
| <b>ROFR / ROFO</b>                                                               | ROFR                                  | None                                                                              |

| Period                | Annual             | Monthly |
|-----------------------|--------------------|---------|
| McDonald's            |                    |         |
| 11/1/26 – 10/26/31    | \$73,920           | \$6,160 |
| Option 1 (2031–36)    | \$81,192           | \$6,766 |
| Options 2–8 (2036–71) | ~10% every 5 years |         |
| Verizon               |                    |         |
| 11/1/26 – 10/31/27    | \$23,870           | \$1,989 |
| 11/1/27 – 10/31/28    | \$24,586           | \$2,049 |

| Pro-Forma Financials (as of 11/1/2026) <sup>2</sup> |                  |
|-----------------------------------------------------|------------------|
| Income                                              |                  |
| Base Rent                                           | \$97,790         |
| Verizon Management Fee (5%)                         | \$1,194          |
| Expense Reimbursements                              | \$36,496         |
| <b>Total Income</b>                                 | <b>\$135,480</b> |
| Expenses                                            |                  |
| <b>Total Expenses</b>                               | <b>\$39,084</b>  |
| <b>Net Operating Income</b>                         | <b>\$96,396</b>  |

Lease summary for informational purposes only.

Note (1) McDonalds CAM reimbursement is subject to a non-cumulative 3% cap. (2) Pro-Forma Financials based on forward 12-month estimate as of 11/1/2026.

# Location Overview – Amery, Wisconsin

TO TWIN CITIES

**57 miles**

TWIN CITIES METRO

**3.8M**

POLK COUNTY

**45,800** (pop.)

CITY GROWTH

**+5%** ('19 – '24)

*Metro = Minneapolis–St. Paul MSA; metro and county are 2025 estimates; growth is 2019–2024 (ACS 5-year)*

## A REGIONAL HUB

- **Twin Cities market** – 57 miles from St. Paul and 62 from Minneapolis; next door to the metro's St. Croix County
- **Growing base** – City population grew 5% from 2019 to 2024 (U.S. Census Bureau ACS)
- **Diversified employment** – Home to HealthPartners' Amery Hospital & Clinic and a mix of manufacturing, healthcare and public-sector employers
- **Four-season visitor draw** – Three in-town lakes, the Apple River and state trails bring year-round tourism

## AREA DEMOGRAPHICS

|                          | 2 Miles   | 5 Miles   | 10 Miles  |
|--------------------------|-----------|-----------|-----------|
| <b>2025 Population</b>   | 3,748     | 6,916     | 16,369    |
| <b>Avg. HH Income</b>    | \$83,451  | \$92,953  | \$97,700  |
| <b>Median Home Value</b> | \$236,564 | \$273,060 | \$279,774 |
| <b>Consumer Spending</b> | \$47.0M   | \$92.6M   | \$224.4M  |

## Demand Drivers – Amery, Wisconsin

NEXT NEAREST MCD

~17 mi

WORKDAY POP.

~4,300

vs. 2,959 residents

HOSPITAL DISTANCE

0.3 mi

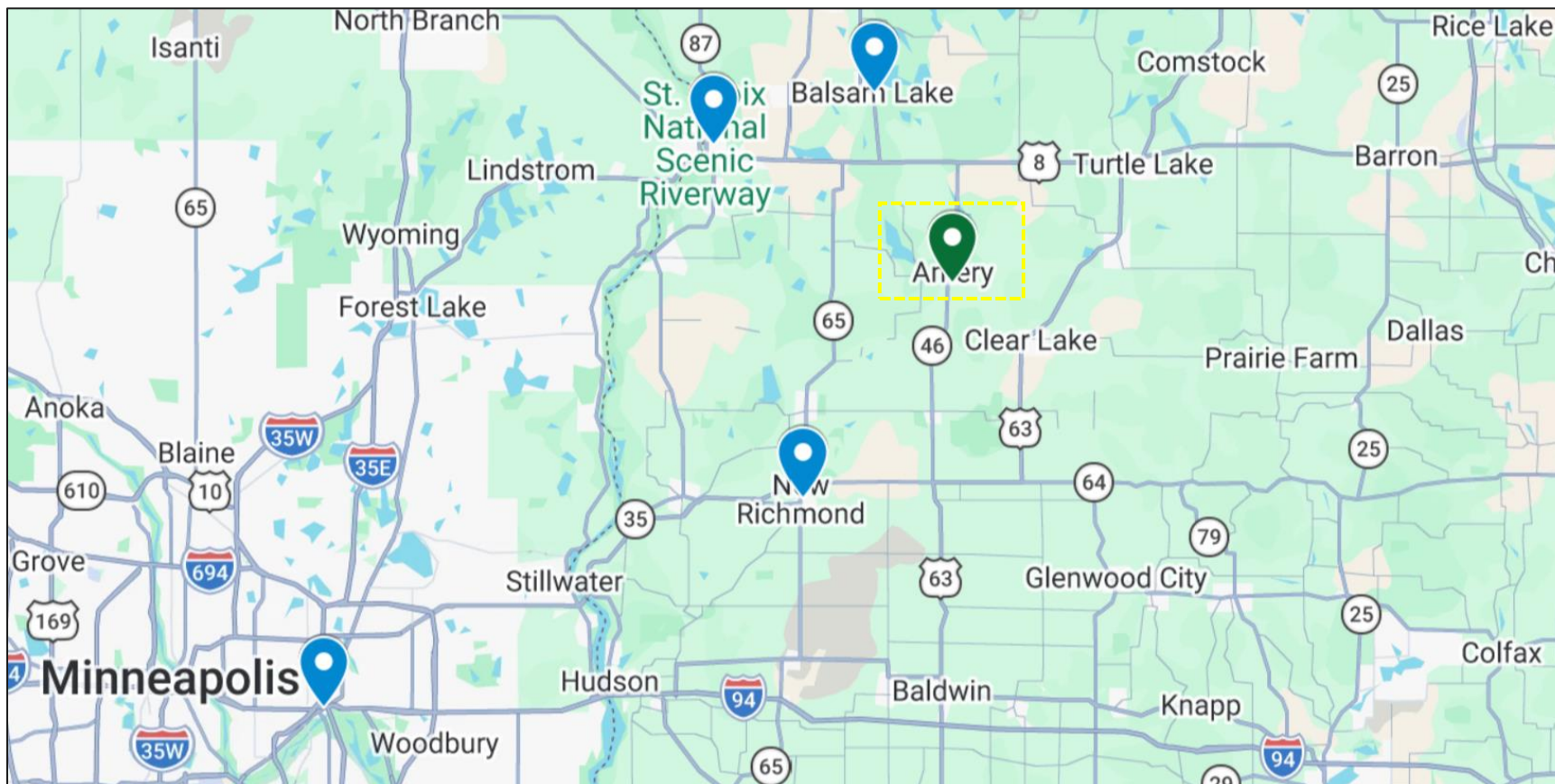
10-MILE POP.

~16,400

### WHAT DRIVES TRAFFIC TO THE SITE

- **Only McDonald's in Amery** – The nearest other locations are in Turtle Lake (17 mi), St. Croix Falls (19 mi) and New Richmond (20 mi)
- **Healthcare anchor** – HealthPartners' Amery Hospital & Clinic, a Top 20 Critical Access Hospital (2026), sits under half a mile away; its ER, birth center and specialty care bring daily staff, patient and visitor traffic
- **Tenant-reinvested site** – McDonald's funded a renovation and expanded to a double drive-thru
- **Commuter inflow** – ~1,350 workers lift Amery to ~4,300 people on a workday, supporting breakfast and lunch traffic
- **Captive rural trade area** – Amery serves ~16,400 residents within 10 miles, who spend \$224M a year
- **Main corridor** – Keller Ave S / WIS 46 is Amery's north-south state highway and a long-truck route

# Regional Accessibility Overview



|                  |                  |                     |                   |                        |
|------------------|------------------|---------------------|-------------------|------------------------|
| BALSAM LAKE, WI  | NEW RICHMOND, WI | ST. CROIX FALLS, WI | HUDSON, WI        | MPLS-ST. PAUL          |
| <b>15 mi</b>     | <b>20 mi</b>     | <b>21 mi</b>        | <b>46 mi</b>      | <b>57–62 mi</b>        |
| Polk County seat | pop. 10.9K       | pop. 2.3K           | pop. 15.0K · I-94 | pop. 736K · metro 3.8M |

# Tenant Overview



## ABOUT MCDONALD'S

McDonald's Corporation (NYSE: MCD) is the world's largest restaurant company, with 45,356 restaurants in more than 100 countries, including 13,706 in the U.S. The system serves more than 70 million customers every day.

## COMPANY HIGHLIGHTS

- » U.S. comparable sales up 2.3% in the first half of 2026
- » U.S. franchised restaurants averaged \$4.06M in sales in 2025, up from \$3.97M in 2024
- » Q2 2026 revenue up 4% to \$7.1B; diluted EPS up 6% to \$3.32
- » Loyalty members drove \$40B+ of trailing-12-month sales, with ~220M active users

HEADQUARTERS  
**CHICAGO**

RESTAURANTS  
**45,356**

TICKER  
**NYSE: MCD**

S&P RATING  
**BBB+**

Note: S&P rating applies to McDonald's Corporation; tenant is McDonald's USA, LLC. Rep. photo.  
Sources: McDonald's 2025 Form 10-K; Q2 2026 earnings call; QSR Magazine, "McDonald's U.S. Growth Spurt is Officially On" (2026), citing McDonald's 2026 FDD; Q2 2026 earnings release (call and release Aug. 4, 2026); S&P Global Ratings.



# Tenant Overview



## ABOUT VERIZON

Verizon Communications (NYSE: VZ) generated \$138.2B of revenue in 2025. The site is run by AKA Wireless, Verizon’s largest exclusive authorized retailer with 1,800+ stores.

## COMPANY HIGHLIGHTS

- » Record Q2 2026 adjusted EBITDA of \$13.7B, up 7.2%, at a 40.1% margin
- » Q2 2026 free cash flow up 24.4%; full-year guidance raised for the second straight quarter
- » 550,000+ mobility and broadband net additions in Q2 2026

| HEADQUARTERS | 2025 REVENUE | TICKER   | VICTRA STORES |
|--------------|--------------|----------|---------------|
| NEW YORK     | \$138.2B     | NYSE: VZ | 1,800+        |

No te: Tenant is AKA Wireless, Inc., a Verizon authorized retailer; Verizon figures are for Verizon Communications Inc. Photo is representative.  
Sources: Verizon Communications 2025 Form 10-K; Verizon Q2 2026 earnings release, July 2026; Victra (2026).





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