



INDUSTRIAL SALE LEASEBACK

FOOD PROCESSING / DISTRIBUTION ASSET LEASED ON A LONG-TERM BASIS

THE OPPORTUNITY

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to exclusively present an outstanding opportunity for the sale leaseback of a mission-critical industrial building (the "Property") occupied by Strauss Brands, LLC. (the "Tenant" or the "Company"). Located in Franklin, WI, the Property totals 43,722 square feet. Founded in 1937, Strauss Brands proudly supplies the nation's finest distributors, restaurants, universities / hospitals, retailers, and hotels with premium quality, ethically raised specialty meats. The Company's services include harvest, further processing, wholesale and case-ready packaging, grinding, warehousing and distribution through our growing OTR fleet to both foodservice, retail, and eCommerce channels. Strauss Brands has a diverse client base across the retail, foodservice and industrial sales channels with customers such as US Foods, Publix, HEB, Harris Teeter, Ruth's Chris, Fogo de Chao, Texas de Brazil, and more. The Property serves as Strauss Brands primary processing & distribution facility, supporting the \$160 million revenue business. Strauss Brands is deeply committed to the facility, having occupied the Property since 1970.

PROPERTY SUMMARY

| Property Address | Year Built / Renovated | Rentable Area | Total Acreage | Loading Doors | Employees | Use of Facility |
|--------------------------------------|------------------------|---------------|---------------|---------------|-----------|---|
| 9775 South 60th Street, Franklin, WI | 1971 / 2003 | 43,722 SF | 6.5 acres | 7 Dock Doors | 165 | Harvesting and further processing of domestic lamb and veal, further processing of grass fed cattle |

INVESTMENT SUMMARY


Long-Term,
Absolute Net
Lease Structure


Existing
Company
Strength


Strategic Sales
Initiative Driving
Revenue Growth


Diversified
Customer Base
and Channel Mix


Strong Financial
Performance


Committed
Sponsor Backing


Lease
Guaranteed by
Strauss Brands


Strong EBITDAR
Coverage





Franklin, WI

TRANSACTION TEAM

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