

FRANKLIN MOB/ASC  
FRANKLIN, WI



EAST MEQUON MOB/ASC  
MEQUON, WI

## WISCONSIN MEDICAL PORTFOLIO 2

EASTERN WISCONSIN

### Property Description

Wisconsin Medical Portfolio 2 includes two strategically located MOB/ASC (Ambulatory Surgery Center) facilities, consisting of approximately 130,000 square feet of gross leasable area. Both facilities will be integral to maintaining Aurora Health Care's standard of excellence and continuum of care within the designated service area of a recently approved Aurora hospital to be completed in nearby Grafton by late 2010.

Aurora Health Care will master lease-back the entire portfolio for a 15-year term at market rental rates, with 6% rental increases every three years. Aurora's current market share is above 50% and continues to grow. Aurora's excellent reputation and financial strength was recently reinforced with an upgrade from an A- to an A rating by Fitch. Standard & Poor's gives Aurora a BBB+ rating, while Moody's gives Aurora an A3 rating.

The Franklin MOB/ASC, consisting of approximately 63,000 square feet divided between Ambulatory Surgery Suite, Specialty Practice Groups and Advanced Diagnostics, was completed in 2004, and is located in close proximity to Northwestern Mutual Life's recently completed operation center.

The East Mequon MOB/ASC was built in 2001 and consists of approximately 67,000 square feet divided between Emergency Care and standard diagnostics and treatment including the following practicing groups: Physical Therapy, Radiology, Pediatrics, etc.

### PROPERTY AT A GLANCE

<b>Address</b>	<b>Franklin MOB/ASC</b> 3111 West Rawson Avenue Franklin, WI 53132
	<b>East Mequon MOB/ASC</b> 12203 North Corporate Parkway Mequon, WI 53092
<b>Built</b>	2001 - 2004
<b>Gross Leasable Area</b>	130,000
<b>% Leased</b>	100% (to Aurora Health Care)
<b>Acquisition Date</b>	May 2009

# Wisconsin Medical Portfolio 2



## Location Information

In 2005 Money Magazine ranked the Mequon area number 19 on their "100 Best Places to Live" list. The City of Mequon is located on the western shores of Lake Michigan in Ozaukee County contiguous to the north of Milwaukee County. The city has over 45 square miles and is the 4th largest area for Wisconsin cities. Mequon is conveniently situated just 30 minutes from Milwaukee, and approximately two hours from Chicago and 1.5 hours from Madison. The business environment in the City of Mequon is a strong driving force. Both large and small businesses are attracted to the area for a number of reasons, including easy access to the Milwaukee metropolitan area and Chicago; the strong work ethic of the employee base in the area; and the availability of industrial and retail space. Perhaps most significantly, many owners and CEOs of companies live in this area. Manufacturing comprises 25% of jobs in Mequon with services accounting for another 25%; this provides Mequon's economy with a solid foundation and abundance of attractive employment opportunities. Local hospitals and clinics supply Mequon with numerous jobs in the Health Care sector.

Franklin is home to the South 27th Street Corridor, a six-mile stretch of South 27th Street in Franklin and Oak Creek, which is aimed at high-quality business development. Northwestern Mutual Life Insurance, the nation's largest provider of individual life insurance and the largest company in Wisconsin, chose this corridor for its brand new 600,000 square foot office building. The new office complex sits on 84 acres and employs 1,100 people with a master plan for substantial additional growth. Also located in the Corridor is the newly constructed (2006/2007) 6-story Wheaton Franciscan Healthcare Medical Center, the Liberty Corporate Preserve at Oak Creek, and a new five-story Staybridge Suites hotel. The South 27th Street Corridor is expected to generate \$2 billion in economic growth for the area, making it a very desirable and attractive location for businesses. The major job sectors in Franklin are manufacturing, healthcare, retail trade, and accommodation and food services. As of 2008, the unemployment rate in Franklin was 4.3%, which was below the state average of 5.3% and the national average of 6.5%. Given the high number of development proposals and the level of interest from developers for the South 27th Street Corridor, the unemployment rate for Franklin is expected to remain below the state and national averages.

