

AURORA BURLINGTON

BEAR
Commercial



FOR SALE

116 DODGE ST N. STE'S 5&6
BURLINGTON, WI 53105

BEAR GROUP
REAL ESTATE

PROPERTY HIGHLIGHTS

FOR SALE

SITE INFORMATION

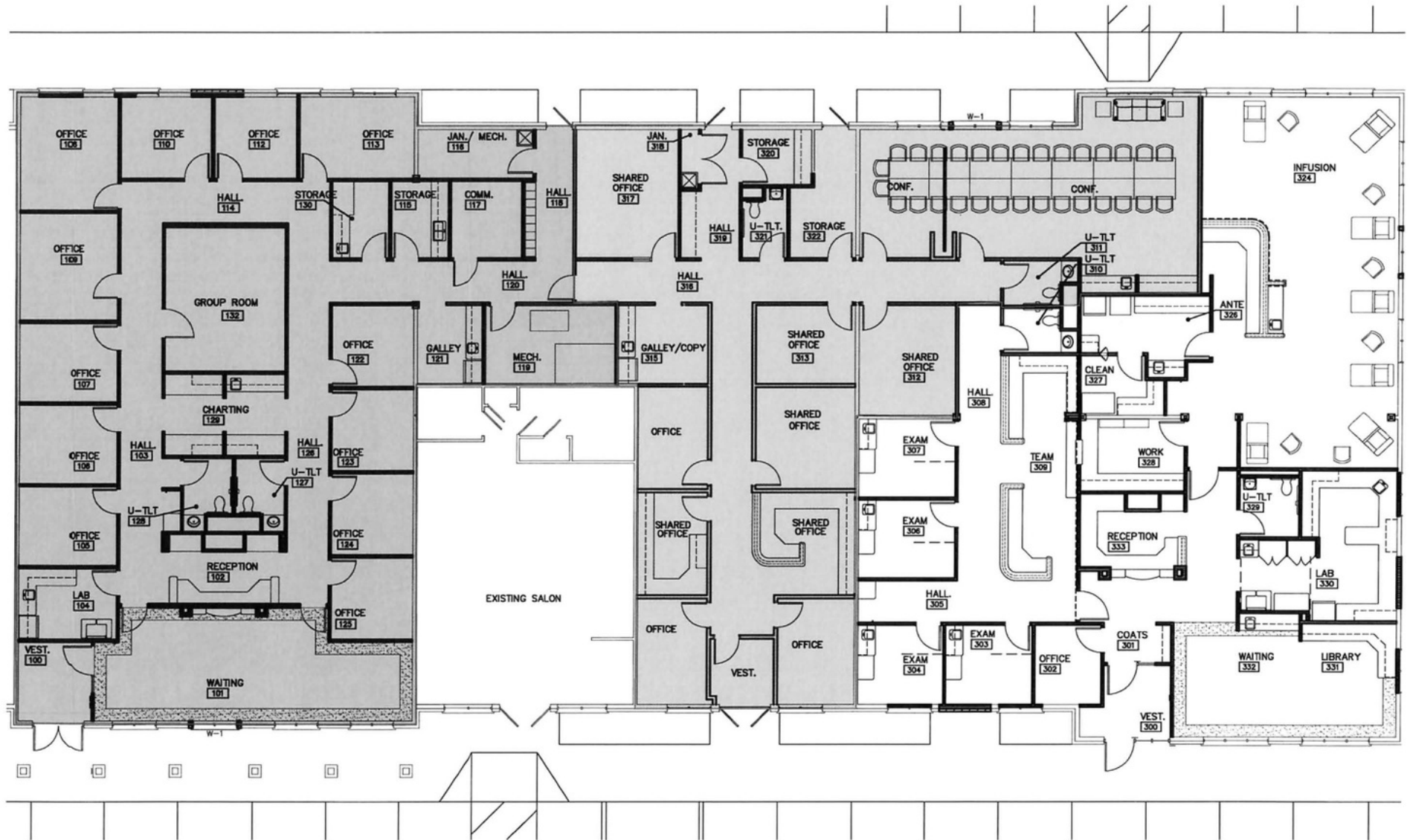
Building Size:	7,512 SF
Yr 5 Rental Income:	\$99,684.24
Rental Rate Per SF:	\$13.27
Lease Type:	NNN
Year Built:	2005
Zoning:	Commercial
Sale Price:	\$1,425,000
CAP Rate:	7%

PROPERTY HIGHLIGHTS

- Tenant is Aurora
- Lease Term: 10 year
- Remain term: 5 years
- 1% annual increases
- (3) 5 year options with 1% bumps

Period	Rate per square foot of Premises	Monthly Base Rent	Annual Base Rent
May 1, 2019 - July 31, 2019	\$0.00	\$0.00	\$0.00
August 1, 2019 - July 31, 2020	\$10.00	\$6,260.00	\$75,120.00
August 1, 2020 - July 31, 2021	\$11.50	\$7,199.00	\$86,388.00
August 1, 2021 - July 31, 2022	\$12.50	\$7,825.00	\$93,900.00
August 1, 2022 - July 31, 2023	\$12.75	\$7,981.50	\$95,778.00
August 1, 2023 - July 31, 2024	\$13.01	\$8,144.26	\$97,731.12
August 1, 2024 - July 31, 2025	\$13.27	\$8,307.02	\$99,684.24
August 1, 2025 - July 31, 2026	\$13.53	\$8,469.78	\$101,637.36
August 1, 2026 - July 31, 2027	\$13.80	\$8,638.80	\$103,665.60
August 1, 2027 - July 31, 2028	\$14.08	\$8,814.08	\$105,768.96
August 1, 2028 - July 31, 2029	\$14.36	\$8,989.36	\$107,872.32
First Extended Term (if applicable)			
August 1, 2029 - July 31, 2030	\$14.65	\$9,170.90	\$110,050.80
August 1, 2030 - July 31, 2031	\$14.94	\$9,352.44	\$112,229.28
August 1, 2031 - July 31, 2032	\$15.24	\$9,540.24	\$114,482.88
August 1, 2032 - July 31, 2033	\$15.54	\$9,728.04	\$116,736.48
August 1, 2033 - July 31, 2034	\$15.85	\$9,922.10	\$119,065.20
Second Extended Term (if applicable)			
August 1, 2034 - July 31, 2035	\$16.17	\$10,122.42	\$121,469.04
August 1, 2035 - July 31, 2036	\$16.49	\$10,322.74	\$123,872.88
August 1, 2036 - July 31, 2037	\$16.82	\$10,529.32	\$126,351.84
August 1, 2037 - July 31, 2038	\$17.16	\$10,742.16	\$128,905.92
August 1, 2038 - July 31, 2039	\$17.50	\$10,955.00	\$131,460.00
Third Extended Term (if applicable)			
August 1, 2039 - July 31, 2040	\$17.85	\$11,174.10	\$134,089.20
August 1, 2040 - July 31, 2041	\$18.21	\$11,399.46	\$136,793.52
August 1, 2041 - July 31, 2042	\$18.57	\$11,624.82	\$139,497.84
August 1, 2042 - July 31, 2043	\$18.95	\$11,862.70	\$142,352.40
August 1, 2043 - July 31, 2044	\$19.32	\$12,094.32	\$145,131.84

FLOOR PLAN



SITE PLAN

ADDENDUM NO. 2 TO UNITS
5, 6 AND 8 THROUGH 13
OF ADDENDUM NO. 1
FOX RIVER STATION CONDOMINIUM

DECLARANT: G.L.C. HOLDINGS BURLINGTON, LLC
KEVIN WOLLUP, AUTHORIZED MEMBER
1114 GENOVA NATIONAL AVE., NORTH
LAKE GENOVA, WI 53147

WISCONSIN CENTRAL RAILROAD

PREPARED BY: R.M. SURVEYING, INC.
412 W. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225
JOB NO. 9997

A CONDOMINIUM

AS RECORDED ON JULY 6, 2005 AS DOCUMENT NO. 2037117, IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN BEING A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2480, AS RECORDED IN VOLUME 7 OF CERTIFIED SURVEY MAPS ON PAGE 750 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN ON MARCH 31, 2003 AS DOCUMENT NO. 1692245, BEING LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN, WISCONSIN.

CONDOMINIUM ASSOCIATION APPROVAL:
THIS CONDOMINIUM ADDENDUM APPROVED BY THE FOX RIVER STATION CONDOMINIUM ASSOCIATION ON THIS 14th DAY OF November, 2019.

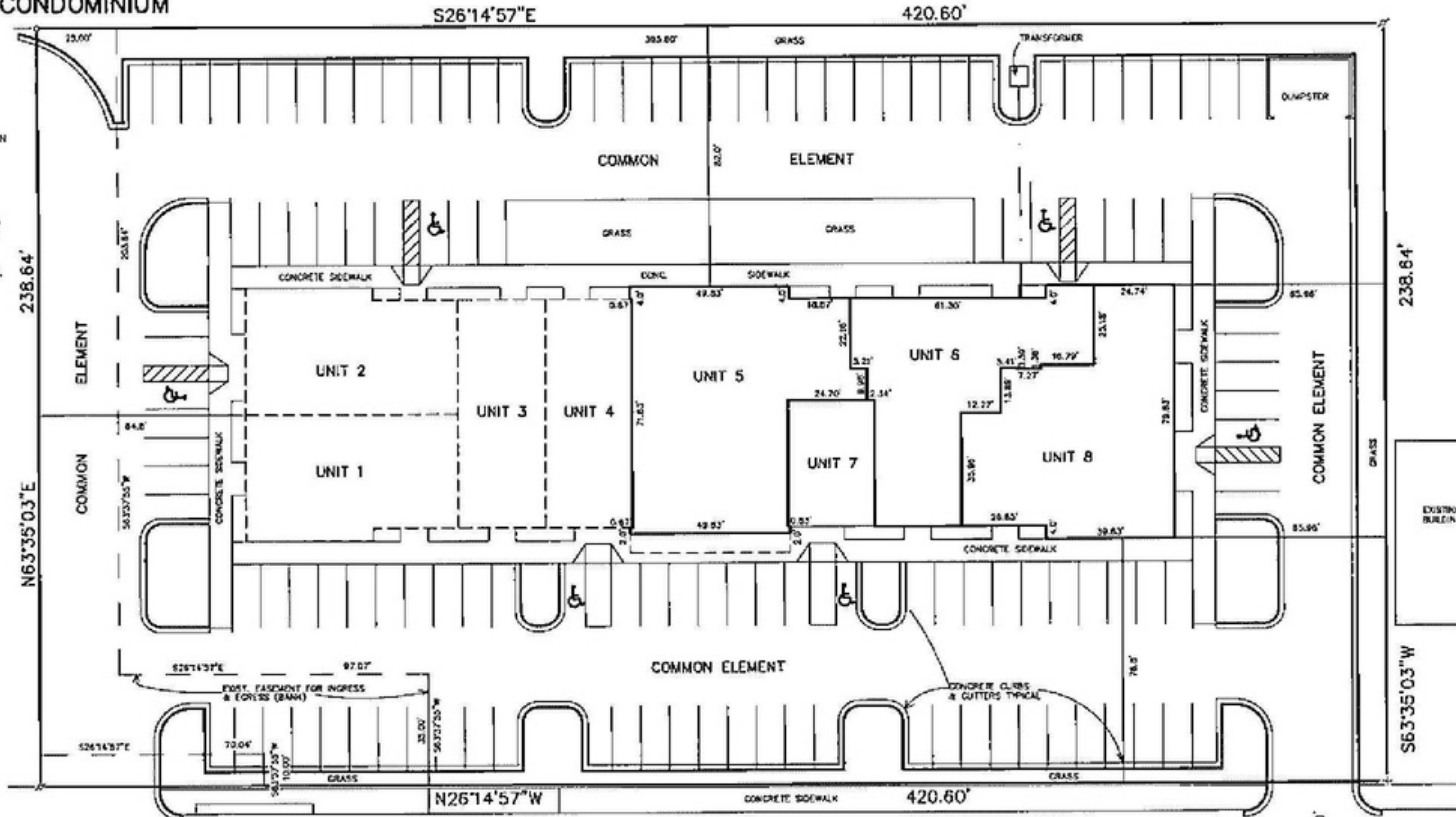
BY G.L.C. HOLDINGS BURLINGTON, LLC /
G.L.C. HOLDINGS LLP - MEMBER

KEVIN WOLLUP - AUTHORIZED MEMBER

BRIAN J. TORCESI - MEMBER
DENISE L. DELORA - MEMBER

BY SALON DE BELLE LLC - MEMBER

ANA L. DEBELL - AUTHORIZED MEMBER



I, ROBERT J. WETZEL, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF ADDENDUM NO. 2 TO THE FOX RIVER STATION CONDOMINIUM, A CONDOMINIUM AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT CAN BE DETERMINED FROM THE ADDENDUM TO THE PLAT.

DODGE STREET

STREET

LEGEND

- FOUND 1-3/16" O.D. VOR 1/2"
- + FOUND CHISEL BIT
- ▭ FOUND RAILROAD SPINE

GRAPHIC SCALE



SCALE: 1" = 30'

ROBERT J. WETZEL 8-1778
OCTOBER 22, 2019

SHEET 1 OF 1

CONTACT

KARL MCKILLIP

262-842-0479

kem@BearCommercial.com

BearDevelopment.com



STATE OF WISCONSIN BROKER DISCLOSURE



WISCONSIN LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE CUSTOMERS.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS: You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS: Broker will keep confidential any information given to the broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing services to you. The following information is required to be disclosed by law:

1. Material adverse facts, as defined in section 452.01 (5g) of Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

_____ (Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION: I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers: _____

SEX OFFENDER REGISTRY: Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS: A material adverse fact is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. As a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction. No representation is made as to the legal validity of any provision on any specific transaction.