

# Investment Opportunity

Two Tenant Retail Building  
1813 –1819 Village Park Ave  
Plover WI, 54467



# OFFERING MEMORANDUM

 **THE PROPERTY  
ADVISOR**  
Jerry Erdmann | (262) 719-4635  
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# CONFIDENTIALITY & DISCLAIMER

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR AGENT FOR MORE DETAILS.**



# Two Tenant Retail Investment

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# INVESTMENT HIGHLIGHTS



**Price: \$1,400,000 | Cap Rate: 6.25% | NOI: \$87,555**

- Two Tenant Retail in busy retail corridor in Central Wisconsin Steven's Point Market.
- Heartland Dental (DBA Quirt Family Dentistry) occupies approximately 67% of the building with a lease going through September 30, 2030.
- Long Term successful Papa Murphy's franchisee has a drive up window and a lease that goes to October 30, 2026.
- High Quality Masonry Construction.
- Located near other popular retailers next to Culvers and Menards.
- One Block off I-39
- Traffic Counts  
Plover Rd & Village Park Dr 19,800 VPD  
(March 2021)

# Offering Details

Price: \$1,400,000 | Cap Rate: 6.25% | NOI: \$87,555



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## Property Description

Property	Heartland Dental Papa Murphy's
Property Address	1813-1819 Village Park Ave.
City, State, ZIP	Plover, WI 54467
Lot Size	0.72 Acres
Building Size	5,054 Sq. Ft.

## The Offering

Purchase Price	\$1,400,000
Cap Rate	6.25%
Annual Rent	\$87,555

## Papa Murphy's Lease

Property Type	Net-Leased Retail
Lease Commencement	05/1/2016
Lease Expiration	10/30/2026
Lease Type	NNN
Rental Increases	8.6% at next Option
Remaining Options	One 5-Year Option

## Heartland Dental Lease

Property Type	Net-Leased Retail
Lease Commencement	05/31/2010
Lease Expiration	09/30/2030
Lease Type	NNN
Rental Increases	2% Annually
Remaining Options	One 5-Year Option

## INVESTMENT SUMMARY

Property Advisory Group, Ltd. is pleased to present the exclusive listing for a two tenant retail building located in the Plover/Stevens Point WI Market featuring two long term tenants Heartland Dental and Papa Murph's Pizza. Both Tenant's have significant investment into their respective space.

# TENANT PROFILE

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**Heartland Dental operating as Quirt Family Dentistry.**

**Heartland Operates 1,700+ Offices, 2,800+ Doctors, and 20,000+ team members.**

**This location provides the full spectrum of dental services.**



**Papa Murphy's Pizza has more than 1300 locations throughout the US & Canada. The concept offers high-quality food and a consumer friendly price point.**

# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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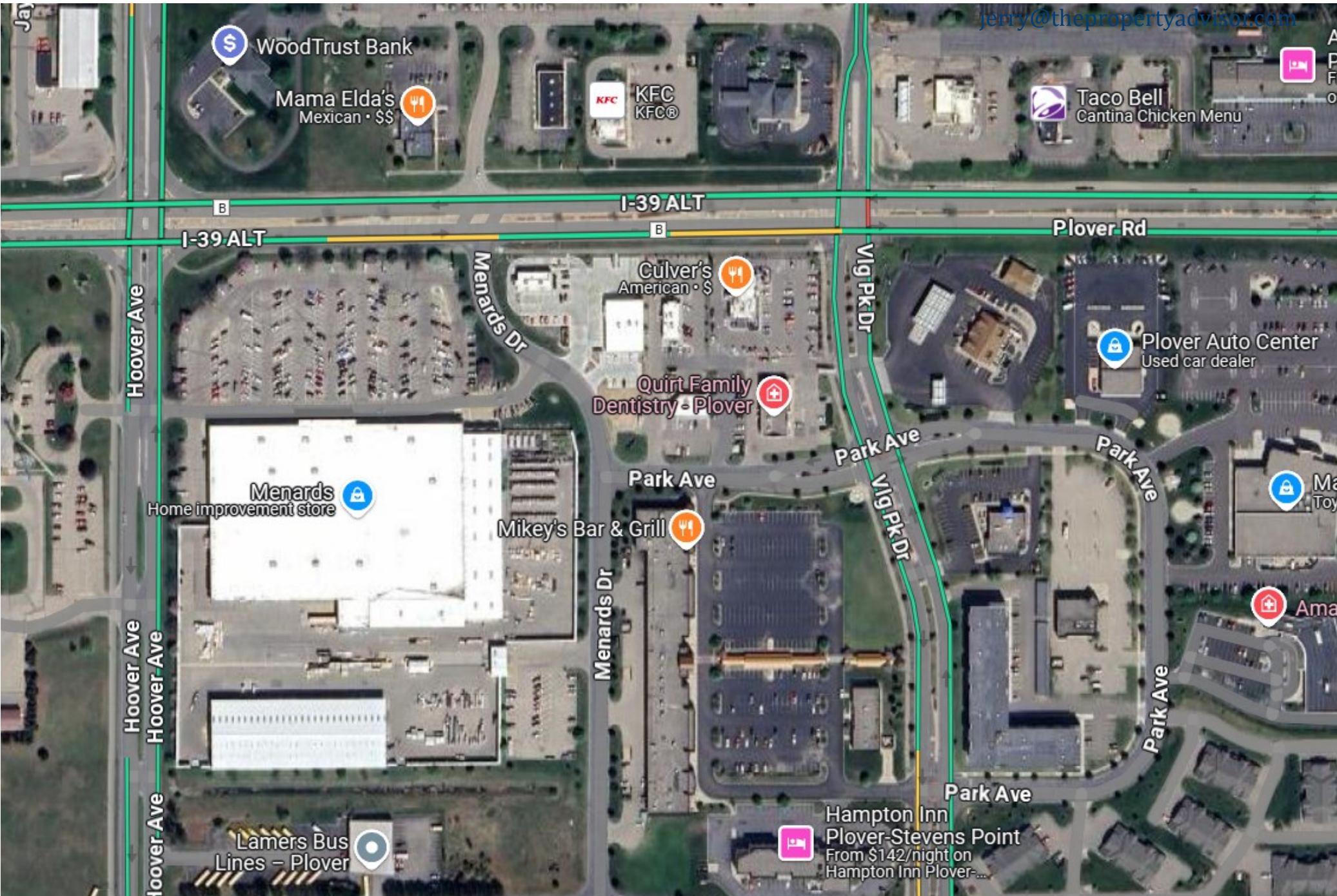
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# Location Map



# Disclosure to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

**Disclosure To Customers** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- (g) 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

**Confidentiality Notice to Customers** The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

- 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01 (5g).
- 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

**Confidential Information:** \_\_\_\_\_

**Non-Confidential Information** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

*(Insert information you authorize to be disclosed, such as financial qualification information.)*

## Definition of Material Adverse Facts

A “Material Adverse Facts” 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.

An “Adverse Fact” is defined in Wis. Stat. §452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a 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.

**Notice About Sex Offender Registry** 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://www.doc.wi.gov> or by telephone at 608-240-5830.



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