

Single Tenant Building
1135 Prairie Drive
Mount Pleasant, WI 53406

**BERKSHIRE
HATHAWAY**
EPIC REAL ESTATE



OFFERING PRICE: \$925,000
LOT SIZE: .628
ZONING: Office
PARCEL #: 151032214051008

NET OPERATION INCOME	\$78,720
CAP RATE:	8.5%
BUILDING SIZE:	4,920 Sq. Ft.
TRIPLE NET LEASE:	\$1.81 PSF
REAL ESTATE TAXES:	\$8,266

Ron Slaght
Senior Commercial Sale Agent

Cell: 262-498-6963

Email: Ron@epicmidwest.com

600 52ND Street, Ste 333

Kenosha, WI 53140

www.epicmidwest.com

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TENANT



LifeStance
H E A L T H

Company Overview

LifeStance Health is a publicly traded behavioral health company (Nasdaq: LFST) headquartered in Scottsdale, Arizona. Founded around 2015–2017, it has grown into one of the largest outpatient mental health providers in the U.S., offering both in-person and tele-health services across approximately 33 states with over 550–600 centers and thousands of clinicians.

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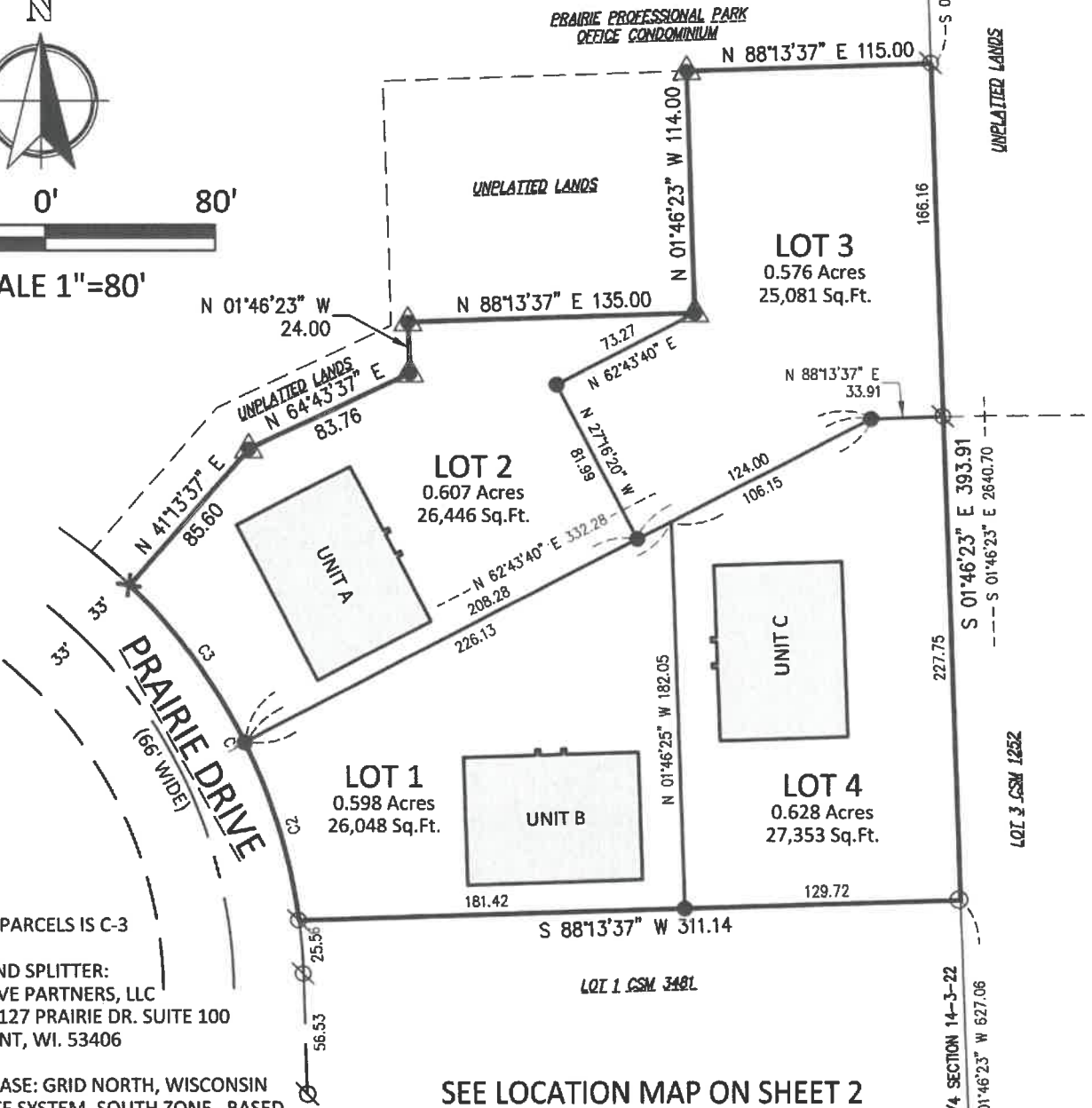
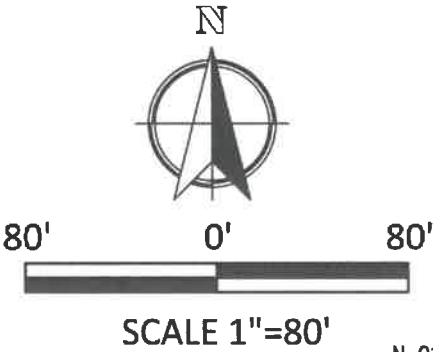
CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH
PRINCIPAL MERIDIAN, IN THE VILLAGE OF MT. PLEASANT,
COUNTY OF RACINE, STATE OF WISCONSIN.

Curve Table							
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length	Tangent Bearing
C1	38°41'17"	266.00	179.61	93.38	N26° 37' 19"W	176.22	N45°57'58"W N07°16'40"W
C2	18°58'24"	266.00	88.08	44.45	N16° 45' 52"W	87.68	N07°16'40"W N26°15'04"W
C3	19°42'54"	266.00	91.53	46.22	N36° 06' 31"W	91.08	N26°15'04"W N45°57'58"W

RECORDING DATA

NE COR NW 1/4
SECTION 14-3-22
N 272,145.54
E 2,542,001.13



NOTES:
ZONING OF PARCELS IS C-3

OWNER/LAND SPLITTER:
PRAIRIE DRIVE PARTNERS, LLC
ADDRESS: 1127 PRAIRIE DR. SUITE 100
MT. PLEASANT, WI. 53406

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED
UPON NAD 1983 / 2011. THE EAST LINE OF THE
NW1/4 OF SECTION 14-3-22 IS ASSUMED TO
BEAR N 01°46'23" W.

LEGEND:

- 1-1/4" O.D. IRON PIPE FOUND
- 3/4" O.D. x 18" REBAR - 1.51 LBS/LIN FT. SET
- ⊗ 3/4" O.D. REBAR FOUND
- ▲ "PK" NAIL FOUND
- ✕ CHISEL CROSS FOUND
- ⊕ 6" CONC. MON. W / BRASS CAP FOUND
- ⊞ 6" CONC. MON. W / DOT BRASS CAP FOUND

SEE LOCATION MAP ON SHEET 2

SW COR NW 1/4
SECTION 14-3-22
N 269,482.53
E 2,539,440.83

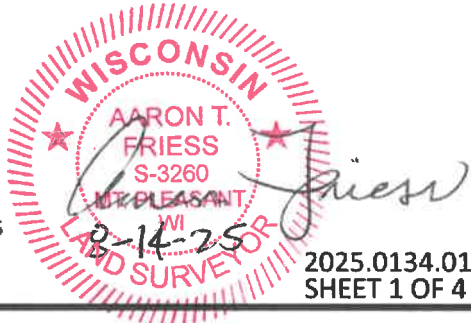
S.L. OF NW 1/4 SECTION 14-3-22
S 89°29'15" W 2642.17

SE COR NW 1/4
SECTION 14-3-22
N 269,506.31
E 2,542,082.55



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

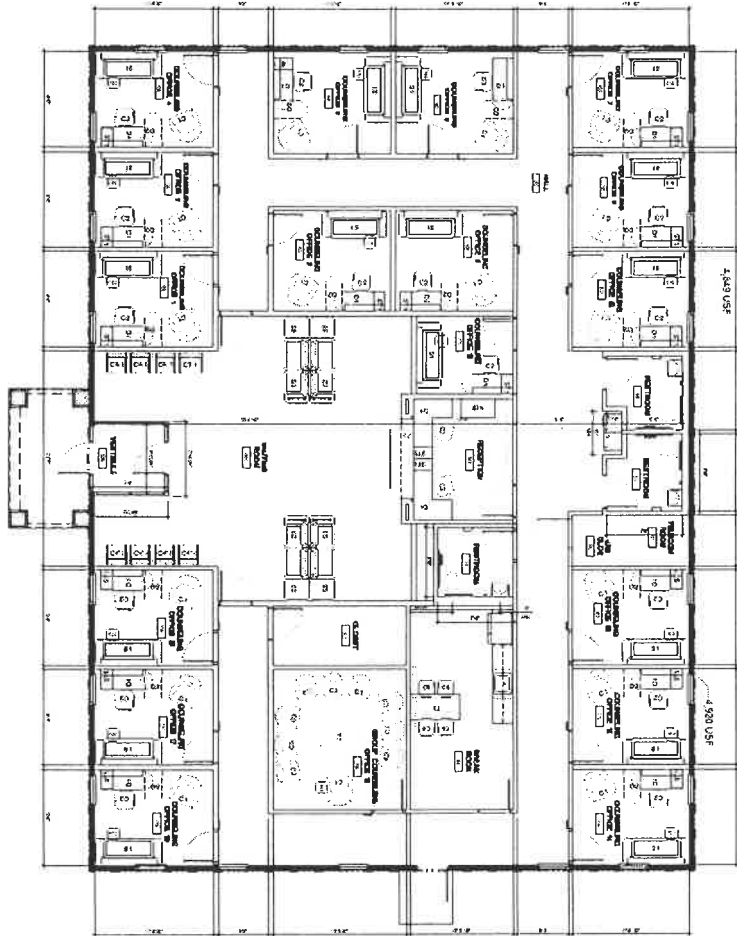
This Instrument was drafted by Aaron T. Friess August 14, 2025



2025.0134.01.DWG
SHEET 1 OF 4 SHEETS

EXHIBIT F

Preapproved Items for Lessee's Work



1 FLOOR PLAN

PF1.0

LifeStance
HEALTH
TENANT IMPROVEMENT
1100 PINEAPPLE CRY
BALTIMORE, MD 21201

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onyx|creative
2025 STATE ST, SUITE 100
BALTIMORE, MD 21201
PH: 410.526.8800

Executive Summary

Athletico Physical Therapy
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.72134
 Longitude: -87.86575

	1 mile	3 miles	5 miles
Population			
2010 Population	5,027	57,215	119,498
2020 Population	5,292	59,367	120,559
2025 Population	5,174	59,231	119,746
2030 Population	5,056	59,033	119,686
2010-2020 Annual Rate	0.52%	0.37%	0.09%
2020-2025 Annual Rate	-0.43%	-0.04%	-0.13%
2025-2030 Annual Rate	-0.46%	-0.07%	-0.01%
2020 Male Population	46.1%	49.5%	49.3%
2020 Female Population	53.9%	50.5%	50.7%
2020 Median Age	48.4	41.0	38.8
2025 Male Population	47.0%	49.9%	49.8%
2025 Female Population	53.0%	50.1%	50.2%
2025 Median Age	48.8	41.8	39.8

In the identified area, the current year population is 119,746. In 2020, the Census count in the area was 120,559. The rate of change since 2020 was -0.13% annually. The five-year projection for the population in the area is 119,686 representing a change of -0.01% annually from 2025 to 2030. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 39.8, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	68.6%	66.5%	59.5%
2025 Black Alone	15.4%	14.8%	17.8%
2025 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2025 Asian Alone	3.7%	2.0%	1.4%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	3.5%	5.6%	8.6%
2025 Two or More Races	8.4%	10.5%	12.0%
2025 Hispanic Origin (Any Race)	10.1%	16.0%	21.0%

Persons of Hispanic origin represent 21.0% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.8 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	76	75	72
2010 Households	2,442	22,984	46,546
2020 Households	2,647	24,116	48,362
2025 Households	2,636	24,702	49,544
2030 Households	2,613	24,977	50,298
2010-2020 Annual Rate	0.81%	0.48%	0.38%
2020-2025 Annual Rate	-0.08%	0.46%	0.46%
2025-2030 Annual Rate	-0.18%	0.22%	0.30%
2025 Average Household Size	1.95	2.32	2.36

The household count in this area has changed from 48,362 in 2020 to 49,544 in the current year, a change of 0.46% annually. The five-year projection of households is 50,298, a change of 0.30% annually from the current year total. Average household size is currently 2.36, compared to 2.43 in the year 2020. The number of families in the current year is 29,741 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

Athletico Physical Therapy
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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	25.1%	21.8%	21.9%
Median Household Income			
2025 Median Household Income	\$70,452	\$74,004	\$68,539
2030 Median Household Income	\$75,815	\$81,160	\$75,628
2025-2030 Annual Rate	1.48%	1.86%	1.99%
Average Household Income			
2025 Average Household Income	\$86,020	\$92,238	\$88,204
2030 Average Household Income	\$92,871	\$101,150	\$96,838
2025-2030 Annual Rate	1.54%	1.86%	1.89%
Per Capita Income			
2025 Per Capita Income	\$44,394	\$38,548	\$36,465
2030 Per Capita Income	\$48,720	\$42,875	\$40,668
2025-2030 Annual Rate	1.88%	2.15%	2.21%
GINI Index			
2025 Gini Index	38.6	40.0	42.4
Households by Income			

Current median household income is \$68,539 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$75,628 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$88,204 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$96,838 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$36,465 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$40,668 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	87	98	97
2010 Total Housing Units	2,615	24,512	50,806
2010 Owner Occupied Housing Units	1,666	16,239	30,374
2010 Renter Occupied Housing Units	776	6,745	16,172
2010 Vacant Housing Units	173	1,528	4,260
2020 Total Housing Units	2,777	25,382	51,862
2020 Owner Occupied Housing Units	1,678	16,318	30,048
2020 Renter Occupied Housing Units	969	7,798	18,314
2020 Vacant Housing Units	146	1,237	3,502
2025 Total Housing Units	2,755	25,907	52,829
2025 Owner Occupied Housing Units	1,702	16,715	30,998
2025 Renter Occupied Housing Units	934	7,987	18,546
2025 Vacant Housing Units	119	1,205	3,285
2030 Total Housing Units	2,760	26,260	53,588
2030 Owner Occupied Housing Units	1,714	16,819	31,320
2030 Renter Occupied Housing Units	899	8,158	18,979
2030 Vacant Housing Units	147	1,283	3,290
Socioeconomic Status Index			
2025 Socioeconomic Status Index	50.3	51.1	47.3

Currently, 58.7% of the 52,829 housing units in the area are owner occupied; 35.1%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 51,862 housing units in the area and 6.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.35%. Median home value in the area is \$240,000, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 6.35% annually to \$326,464.

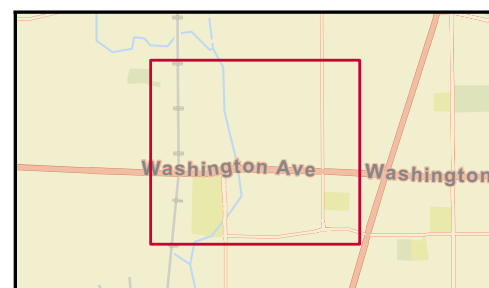
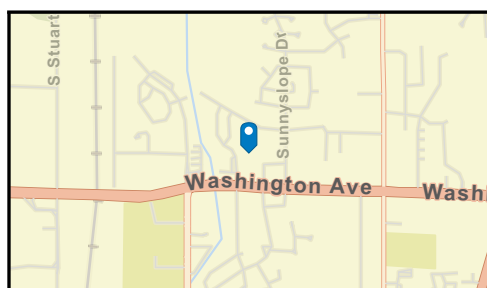
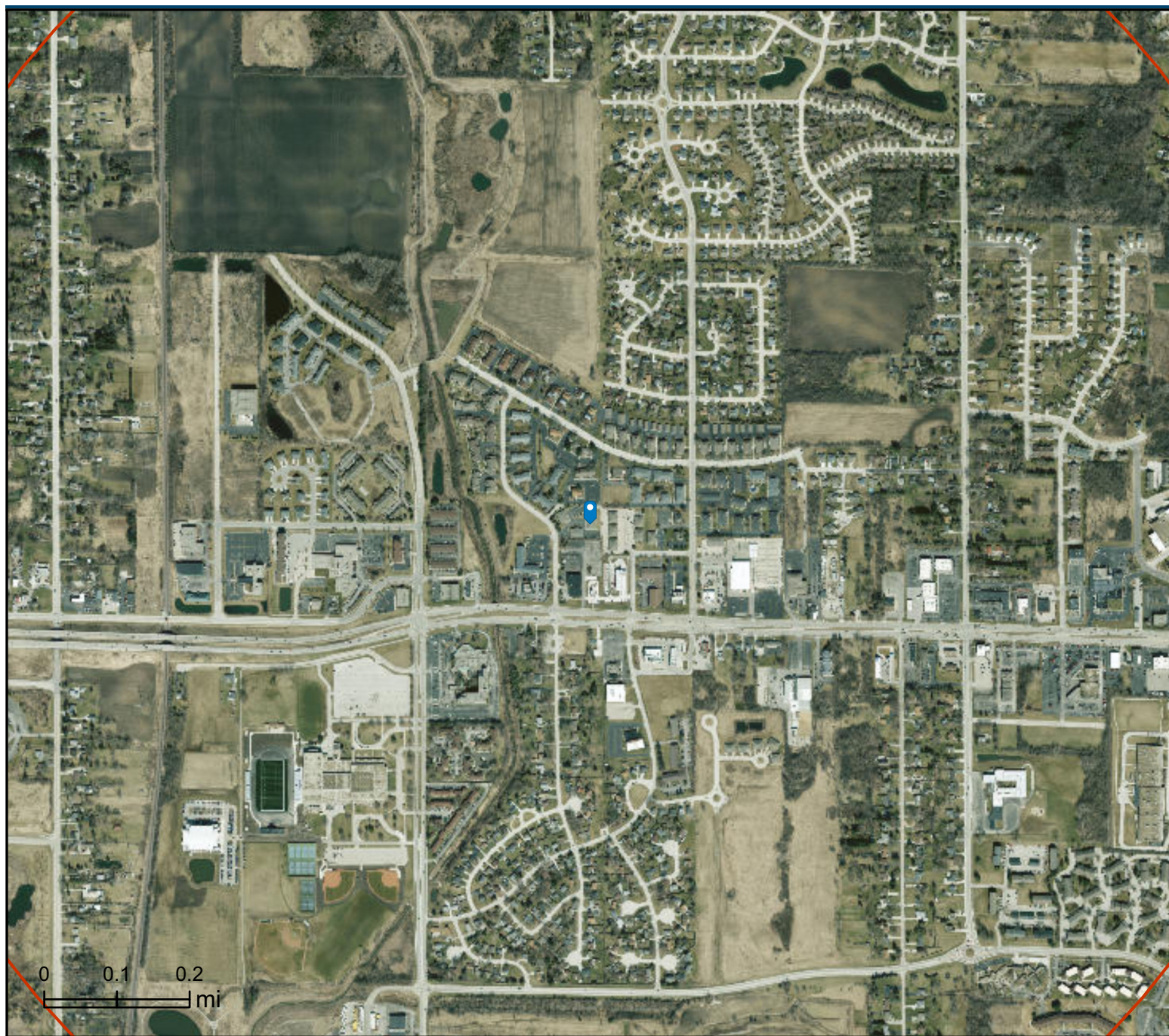
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Site Map on Satellite Imagery - 1.6 Miles Wide

Athletico Physical Therapy
Rings: 1, 3, 5 mile radii

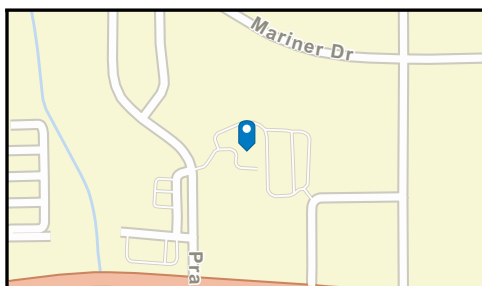
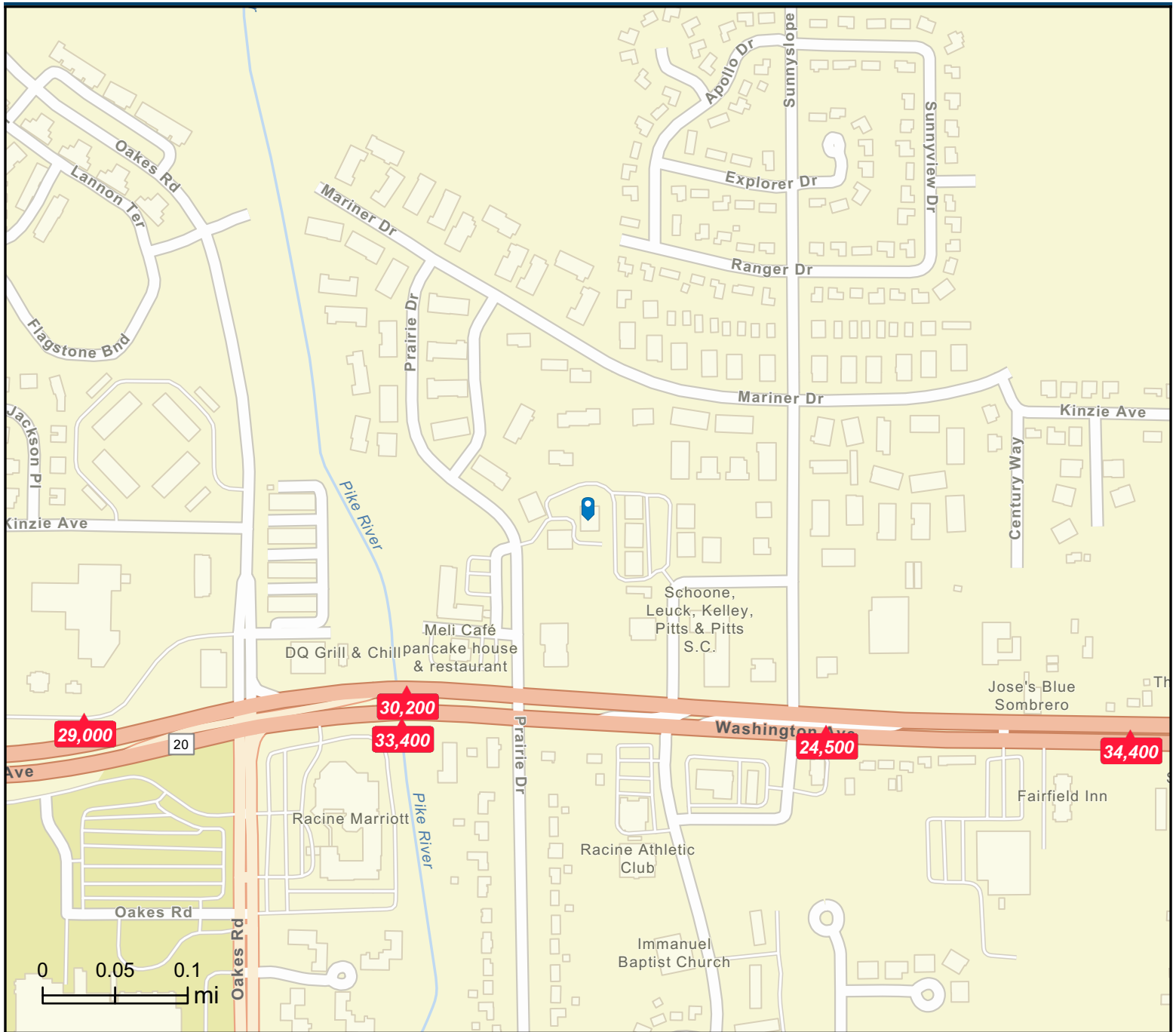
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Latitude: 42.72134
Longitude: -87.86575



Traffic Count Map - Close Up

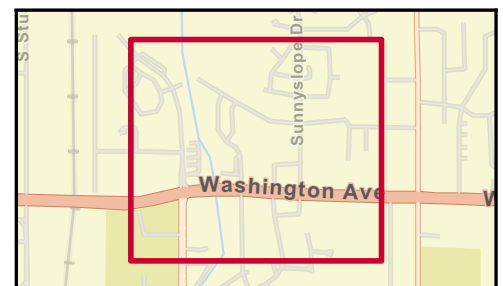
Athletico Physical Therapy
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.72134
Longitude: -87.86575



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

September 08, 2025

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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