



**CONFIDENTIAL - DO NOT DISTURB TENANT**

## State of Wisconsin Occupied Investment Opportunity 12 Locations Throughout Wisconsin

### Property Features

- Excellent real estate investment opportunity.
- Leases vary in maturity dates, typically written for 5-year term with options - gross leases.
- Property management available if desired.
- Various State of Wisconsin agencies as tenants with a few non-state affiliated tenants.
- Many leases do have escalator clauses.
- Accommodates 1031 exchange investors.
- 8.4% CAP for remaining lease term over 36 months on average.
- 8.7% CAP for remaining lease term under 36 months on average.

**PRICE** **\$16,712,722**

**BUILDING SIZE** 2,000 to 27,000 SF

**YEARS BUILT** 1994 to 2007

**LEASE TERMS** MTM - 5 Years

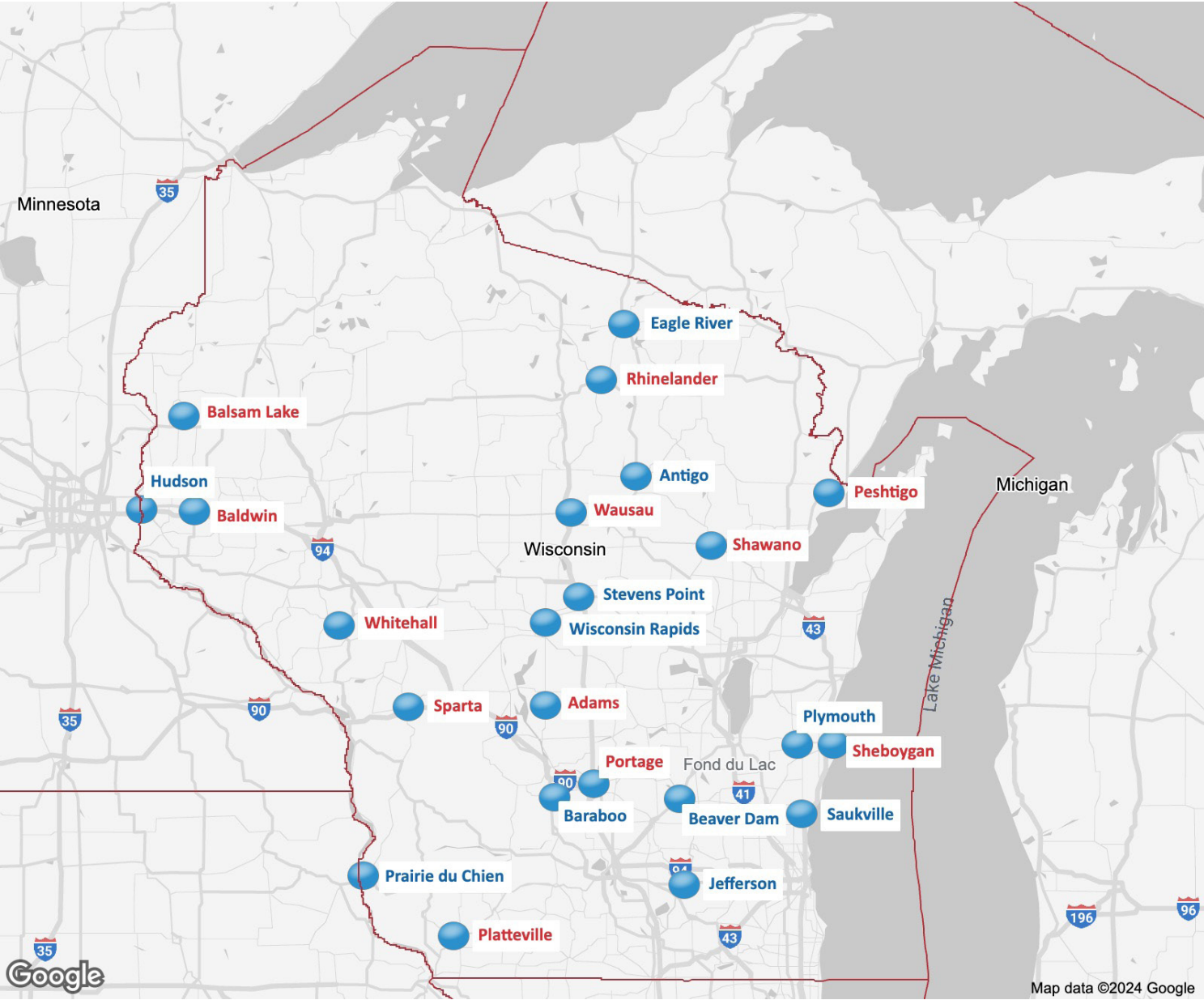
**Properties will be sold separately, however, multiple property acquisitions is preferred**

For more information:

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 715.218.2900 • [tjm@naipfefferle.com](mailto:tjm@naipfefferle.com)

# For Sale State of WI Occupied Investment Opportunity

## 12 Property Locations Throughout Wisconsin



For Sale	■
Sold	■
Offer in Process	■

# For Sale State of WI Occupied Investment Opportunity

INTRODUCTION	NAI Pfefferle is pleased to offer for sale approximately 146,000 square feet of office sites broken down between 12 different properties throughout the State of Wisconsin.
TENANCY	<p>The majority of the property is leased to State of Wisconsin Agencies on five (5) year leases (with options), with a few non-state affiliated tenants in some of the properties.</p> <p>Actual tenants, site plans, leases, tax statements and 2 years of property financial information is available for viewing upon a confidential and non-solicitation agreement being signed by the prospective acquirer.</p>
PROPERTIES	<p>As outlined above, the properties vary in size from 2,000 SF to 27,000 SF and are located in different communities throughout Wisconsin. Some of the sites contain additional land where expansion or building an addition facility is a possibility.</p> <p>The properties have been well-maintained with a routine maintenance schedule in place. The ages of the properties by year built range from 1994 to 2007.</p>
LEASES	Leases have different maturity dates, however, typically they are written as five (5) year terms. All are gross leases. Many leases do have escalator clauses. Past experience has been that all the State leases have been renewed.
PROPERTY MANAGEMENT SERVICES	Available through Pfefferle Property Management.
DUE DILIGENCE	All due diligence material is made available by requesting hard copies through email, phone, or written request.
SITES	See attached photos.
INQUIRIES	All inquiries should be directed to: Tony "T.J." Morice, SIOR Commercial Real Estate Advisor 715.218.2900   <a href="mailto:tjm@naipfefferle.com">tjm@naipfefferle.com</a>
CONFIDENTIALITY & DISCLAIMER	<p>The information contained in the Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Pfefferle and should not be made available to any other person or entity without the written consent of NAI Pfefferle. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Pfefferle has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, NAI Pfefferle has not verified, and will not verify, any of the information contained herein, nor has NAI Pfefferle conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.</p>

## Adams



<b>PRICE</b>	<b>\$254,607</b>
ADDRESS	111 E. North Street Adams, WI 53910
COUNTY	Adams
BUILDING SIZE	2,200 SF
YEARS BUILT	1995
LOT SIZE	3.72 Acres
TENANT	WI Dept. of Corrections

## Baldwin



<b>PRICE</b>	<b>\$2,278,034</b>
ADDRESS	890 Spruce Street Baldwin, WI 54002
COUNTY	St. Croix
BUILDING SIZE	17,000 SF (2 Buildings) 9,360 SF Office; 7,200 SF Storage
YEARS BUILT	2001 / 2003
LOT SIZE	2.44 Acres
TENANTS	WI Dept. of Natural Resources-Office WI Dept. of Natural Resources-Garage/Shop

## Balsam Lake



<b>PRICE</b>	<b>\$1,426,190</b>
ADDRESS	941 Mallard Lane Balsam Lake, WI 54810
COUNTY	Polk
BUILDING SIZE	8,000 SF
YEARS BUILT	1994
LOT SIZE	2.96 Acres
TENANTS	USDA Farm Service Agency WI Dept. of Corrections

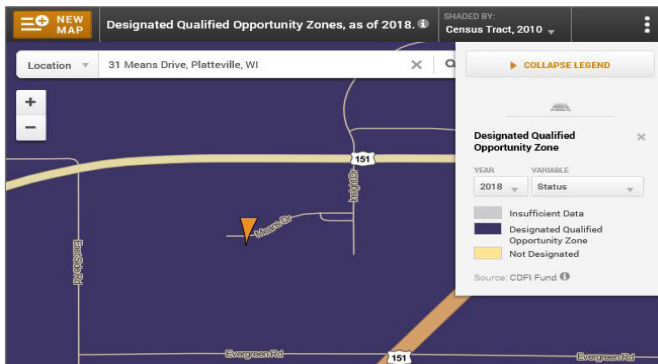
## Peshtigo



<b>PRICE</b>	<b>\$1,901,095*</b>
ADDRESS	101 N. Ogden Road Peshtigo, WI 54157
COUNTY	Marinette
BUILDING SIZE	27,000 SF (2 Buildings) 18,000 SF Office; 9,000 SF Storage
YEARS BUILT	1997 / 1999
LOT SIZE	10.44 Acres
TENANTS	WI Dept. of Natural Resources Office of Public Defender WI Dept. of Transportation

\* Purchase price includes value of leased property and additional development land value of \$50,000.

## Platteville



<b>PRICE</b>	<b>\$296,048*</b>
ADDRESS	31 Means Drive Platteville, WI 53818
COUNTY	Grant
BUILDING SIZE	2,000 SF
YEARS BUILT	1996
LOT SIZE	1.369 Acres
TENANT	WI Dept. of Transportation

\* Purchase price includes value of leased property and additional development land value of \$95,000.

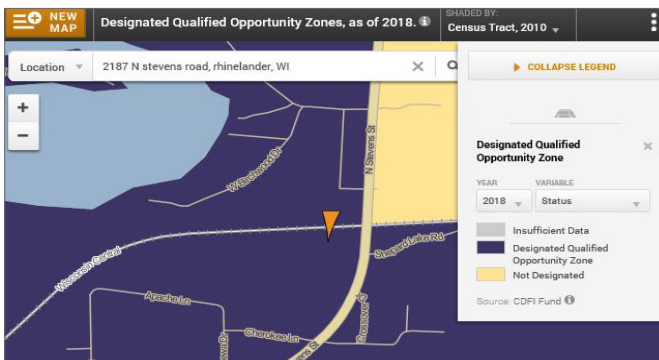
This property is in a Designated Qualified Opportunity Zone which offers federal tax benefits for investors in low-income communities.

## Portage



<b>PRICE</b>	<b>\$1,070,540</b>
ADDRESS	260 E. Ridge Road Portage, WI 53901
COUNTY	Columbia
BUILDING SIZE	6,000 SF
YEARS BUILT	1995 / 2000
LOT SIZE	1.05 Acres
TENANTS	WI Dept. of Corrections

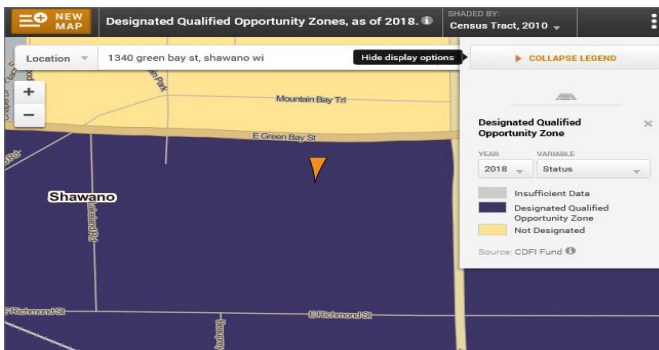
## Rhinelanders



<b>PRICE</b>	<b>\$2,584,893</b>
ADDRESS	2187 North Stevens Street Rhinelanders, WI 54501
COUNTY	Oneida
BUILDING SIZE	18,500 SF
YEARS BUILT	2006
LOT SIZE	3.08 Acres
TENANTS	WI Dept. of Corrections USDA Farm Service WI Dept. of Health/Family Svcs

This property is in a Designated Qualified Opportunity Zone which offers federal tax benefits for investors in low-income communities.

## Shawano



<b>PRICE</b>	<b>\$1,299,786*</b>
ADDRESS	1340 E. Green Bay Street Shawano, WI 54166
COUNTY	Shawano
BUILDING SIZE	7,700 SF
YEARS BUILT	1994
LOT SIZE	10 Acres
TENANTS	WI Dept. of Corrections WI Dept. of Transportation

\* Purchase price includes value of leased property and additional development land value of \$118,000.

This property is in a Designated Qualified Opportunity Zone which offers federal tax benefits for investors in low-income communities.

## Sheboygan



<b>PRICE</b>	<b>\$1,234,667</b>
ADDRESS	3422 Wilgus Road Sheboygan, WI 53081
COUNTY	Sheboygan
BUILDING SIZE	8,200 SF
YEARS BUILT	1996
LOT SIZE	1.44 Acres
TENANT	WI Dept. of Corrections

## Sparta



<b>PRICE</b>	<b>\$1,416,977</b>
ADDRESS	820 Industrial Drive Sparta, WI 54656
COUNTY	Monroe
BUILDING SIZE	10,000 SF
YEARS BUILT	1994
LOT SIZE	3.425 Acres
TENANTS	USDA Farm Service Agency Monroe County Land Conservation Dept. of Corrections Wall Chiropractic



## Wausau



<b>PRICE</b>	<b>\$1,869,931</b>
ADDRESS	7100 Stewart Avenue Wausau, WI 54401
COUNTY	Marathon
BUILDING SIZE	13,000 SF
YEARS BUILT	1991
LOT SIZE	5.037 Acres
TENANT	Dept. of Justice

## Whitehall



<b>PRICE</b>	<b>\$1,079,954</b>
ADDRESS	36270 Tower Drive Whitehall, WI 54773
COUNTY	Trempleleau
BUILDING SIZE	8,800 SF
YEARS BUILT	1994 / 2013
LOT SIZE	3.496 Acres
TENANTS	WI Dept. of Corrections WI Dept. of Natural Resources WI Dept. of Transportation USDA Farm Service Agency

## 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 Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.**

### Disclosure to Customers

You are a customer of NAI Pfefferle (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:

- The duty to provide 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.
- 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.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 or 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.

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
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

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### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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

### 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.

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.