

Offering Memorandum

-

Former 18+ Unit CBRF Portfolio

-

Fond du Lac, WI

Property Overview



For Sale or Lease

Price: \$650,000

Lease: Negotiable

Total Square Footage: 8,387

Price per Square Foot: \$77.50

Acres: 0.904

Number of Units in 498: 12

Number of Bathrooms in 498: 2 Full & 1 Half Bath

Number of Units in 496: 6

Number of Bathrooms in 496: 2 Full & 1 Half Bath



Dawn Davis

+1 920 309 1295

dawn@3drealtygroup.com

www.3DRealtyGroup.com

Offering Memorandum Former CBRF Portfolio

498 & 496 Wisconsin Ct, Fond du Lac



Property Overview

Unlock the potential of this unique two-building campus. Former uses for these Community-Based Residential Facilities (CBRFs) cared for the elderly, served behavioral health residents and hosted a community group living for teens. Situated on the same lot, the portfolio includes a 12-unit former CBRF featuring a spacious living room, central air, skylights, laundry facilities, and a fenced rear area, along with a second 6-unit former CBRF featuring skylights, a large conference room, and an expansive living room. Originally constructed in 1991 and offering approximately 18 units across the two buildings, the property provides a substantial footprint with a functional layout and features well suited for a variety of residential, educational, community, or adaptive-reuse concepts.

The CBRF license is no longer active, providing an opportunity for a new owner or user to bring a fresh vision to the site. The property is zoned R-2, which permits uses including family day cares, churches, and community living arrangements of up to eight persons; arrangements serving more than eight residents may require a special use permit. (Check with the city to confirm zoning use.) Whether repositioning the campus for a residential use, educational or community-oriented purpose, or pursuing another permitted or approved use, 498 & 496 Wisconsin Ct offers a compelling combination of scale, existing infrastructure, and flexibility in the Fond du Lac market. Bring your vision to the site and explore the possibilities this two-building campus has to offer.

Location Overview

Located on a quiet cul-de-sac providing a campus-like setting. Surrounded by local dining, shopping, and healthcare facilities, the area offers a well-rounded environment. Being less than two miles from Interstate 41 delivers easy access to this property. Explore the possibilities and envision the future at this unique location in Fond Du Lac.

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Parcel Outline



REALTY GROUP eXpCOMMERCIAL

*Parcel lines are approximate

WISCONSIN CT

LAKE ST

W SCOTT ST

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dawn@3drealtygroup.com

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Exterior Property Photos



Dawn Davis
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dawn@3drealtygroup.com

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498 Wisconsin Ct - Exterior Photos



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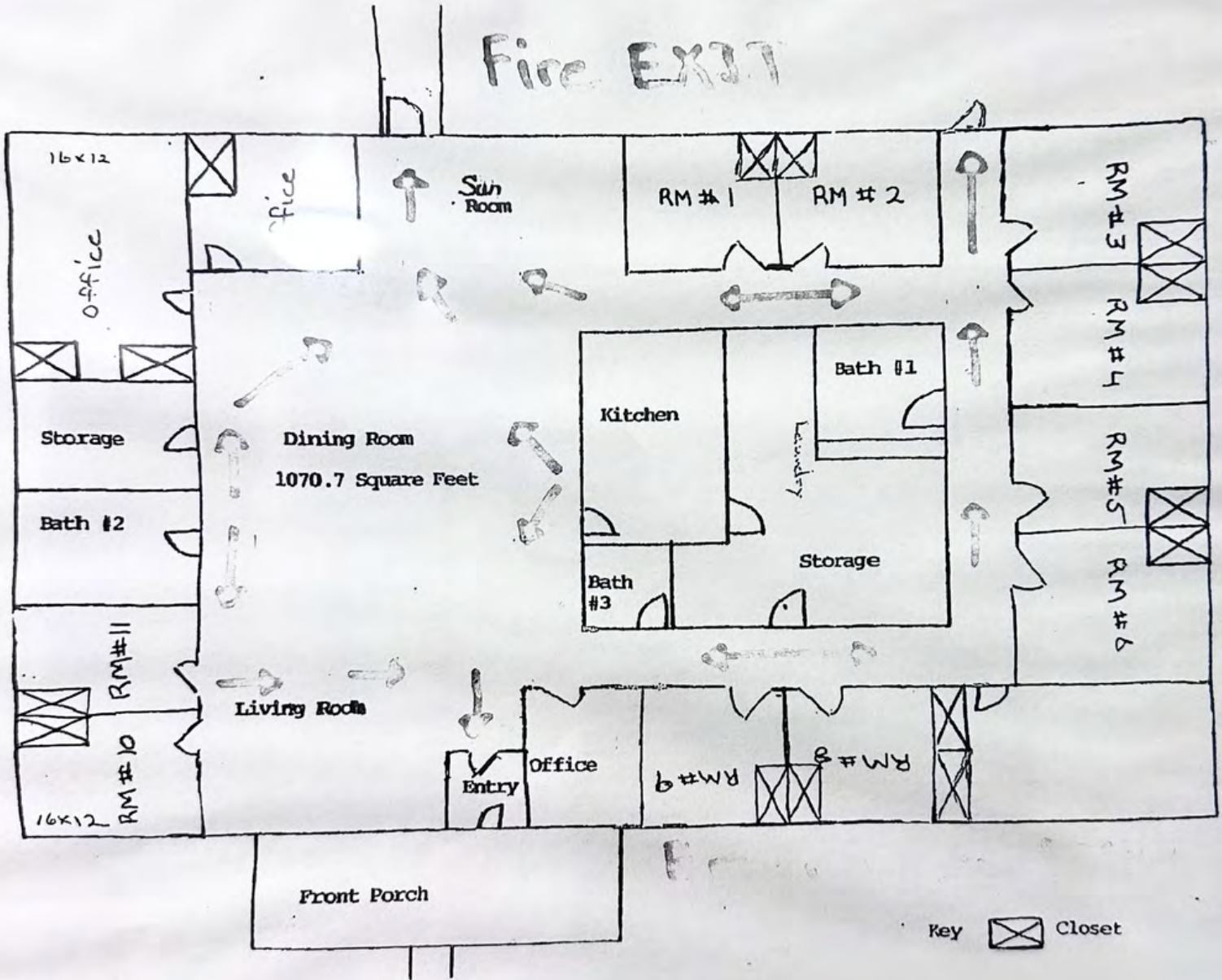
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498 Wisconsin Ct - Floor Plan



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Offering Memorandum
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498 Wisconsin Ct - Interior Photos



Living Room



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Offering Memorandum
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498 Wisconsin Ct - Interior Photos



↑ Kitchen ↑

Living Room looking at the Dining Room ↓

Office ↓



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Offering Memorandum
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498 Wisconsin Ct - Interior Photos



Bedrooms



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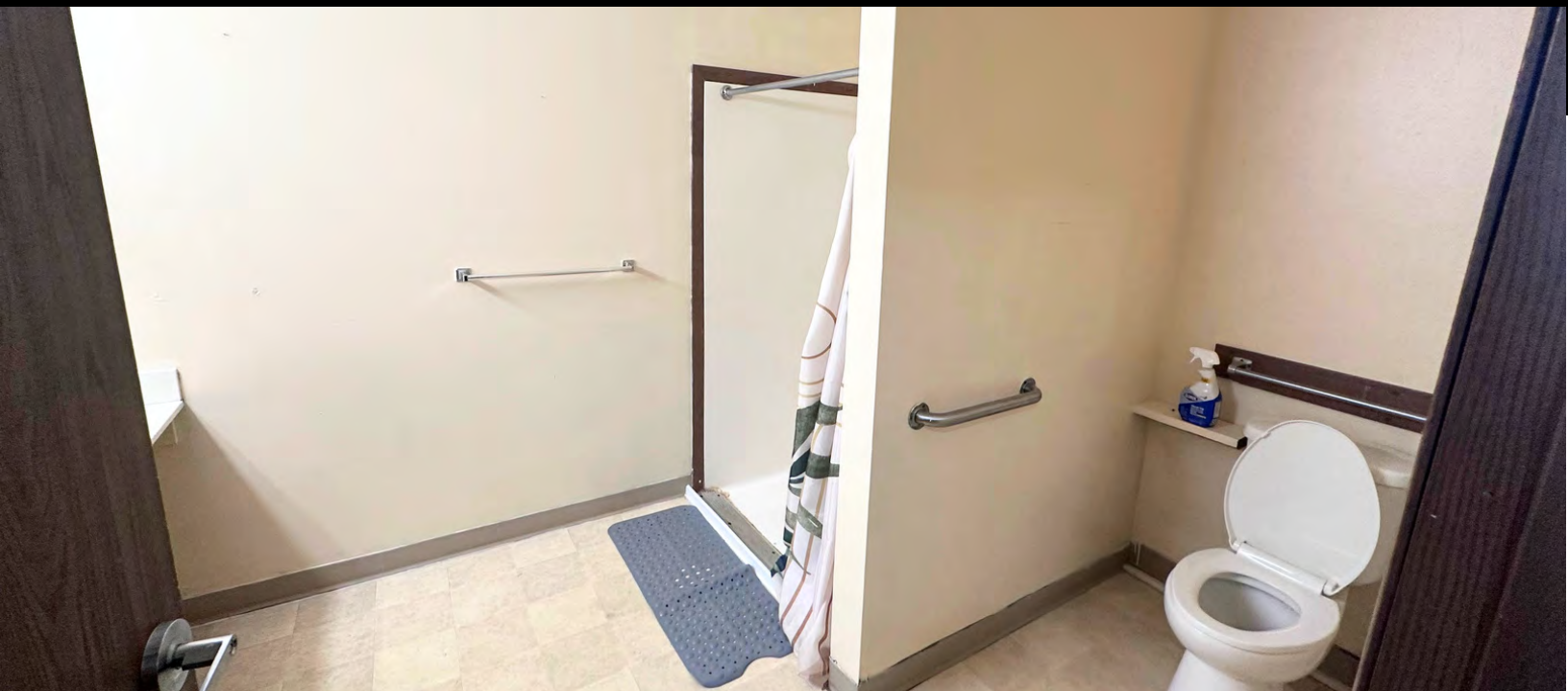
498 Wisconsin Ct - Interior Photos



↑ Laundry Room



↓ Bathroom ↑



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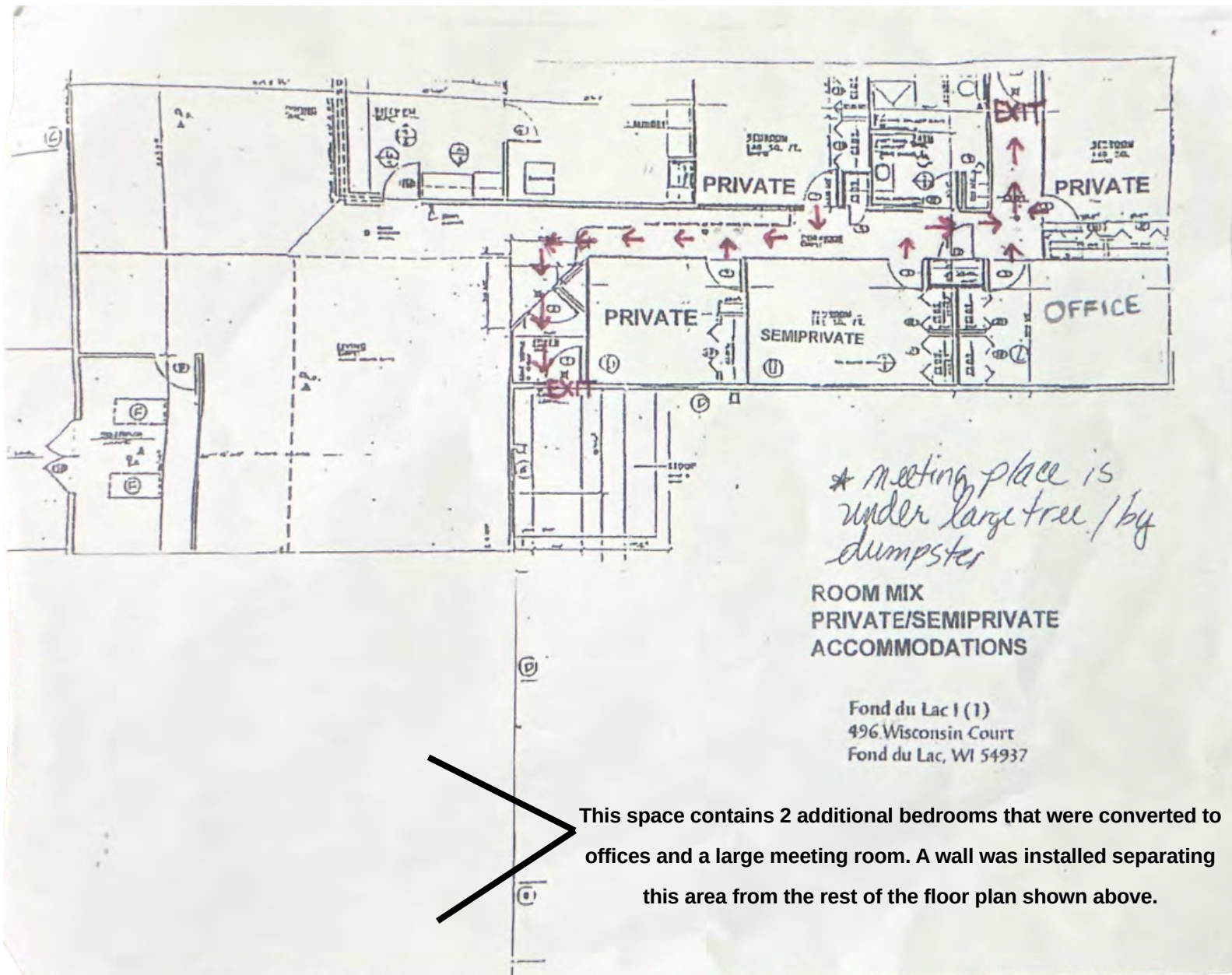
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496 Wisconsin Ct - Partial Floor Plan



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This space contains 2 additional bedrooms that were converted to offices and a large meeting room. A wall was installed separating this area from the rest of the floor plan shown above.

ROOM MIX
PRIVATE/SEMIPRIVATE
ACCOMMODATIONS

Fond du Lac 1 (1)
496 Wisconsin Court
Fond du Lac, WI 54937

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Offering Memorandum
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496 Wisconsin Ct - Exterior Photos



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496 Wisconsin Ct - Interior Photos



Dining Room



Kitchen



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dawn@3drealtygroup.com

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Offering Memorandum
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496 Wisconsin Ct - Interior Photos



Living Room



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Offering Memorandum
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496 Wisconsin Ct - Interior Photos



Office ↓

Large Conference Room ↑

Bathroom ↓



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Offering Memorandum
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496 Wisconsin Ct - Interior Photos



Bedroom ↑



↑ Bedrooms ↓



Meeting Room ↓



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Retail Map



Dawn Davis

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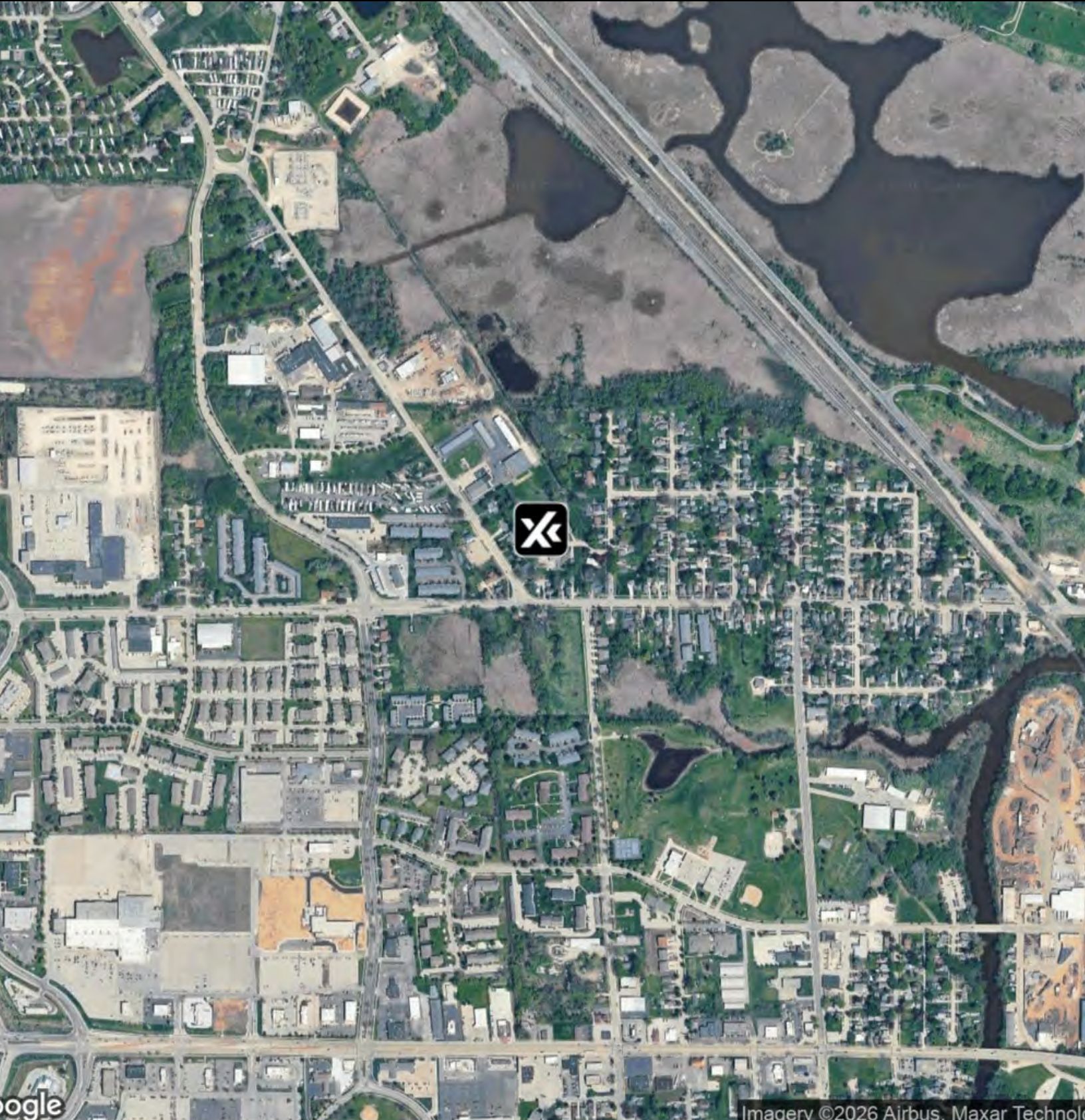
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Local Map



Google
Dawn Davis

+1 920 309 1295
dawn@3drealtygroup.com

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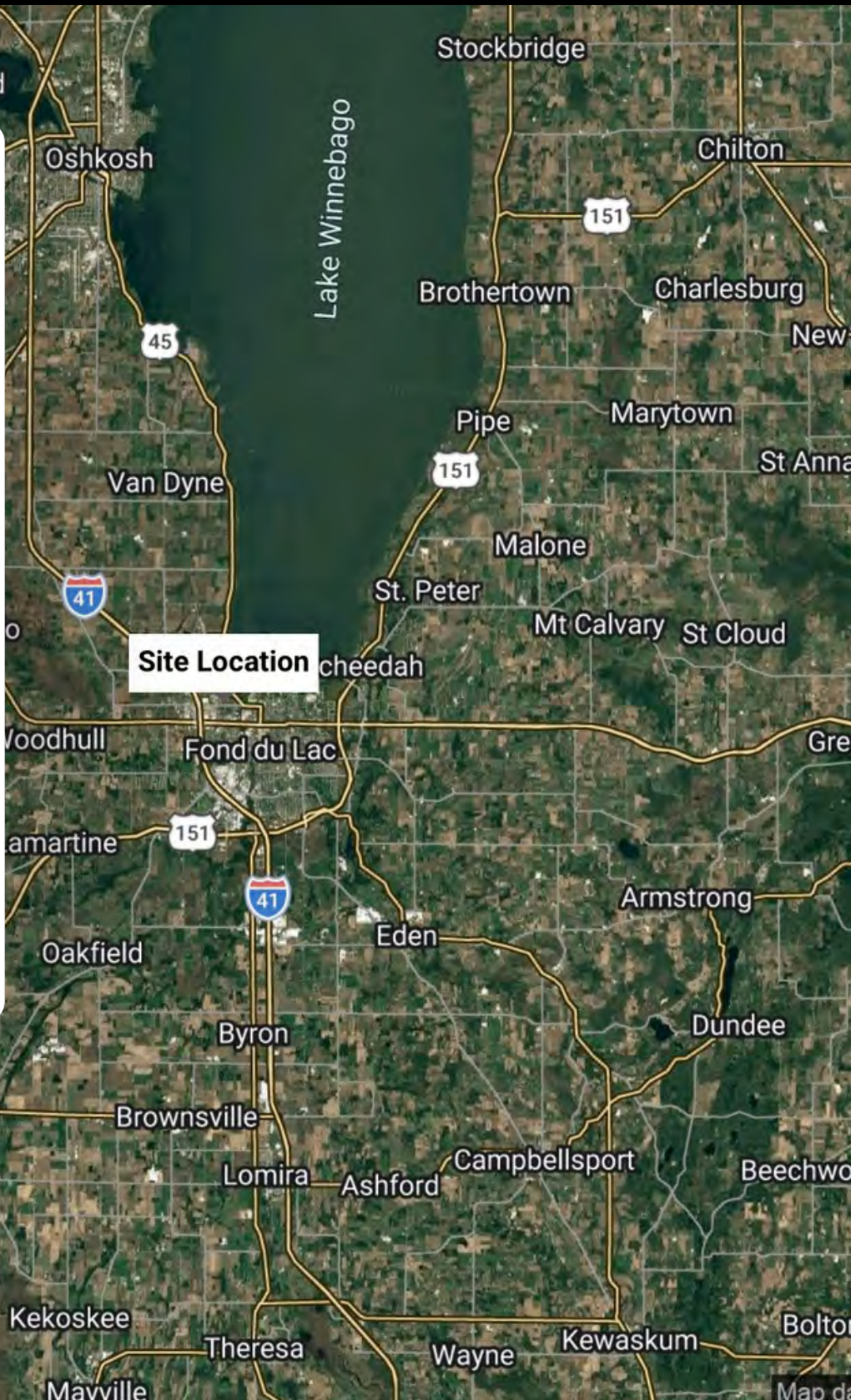
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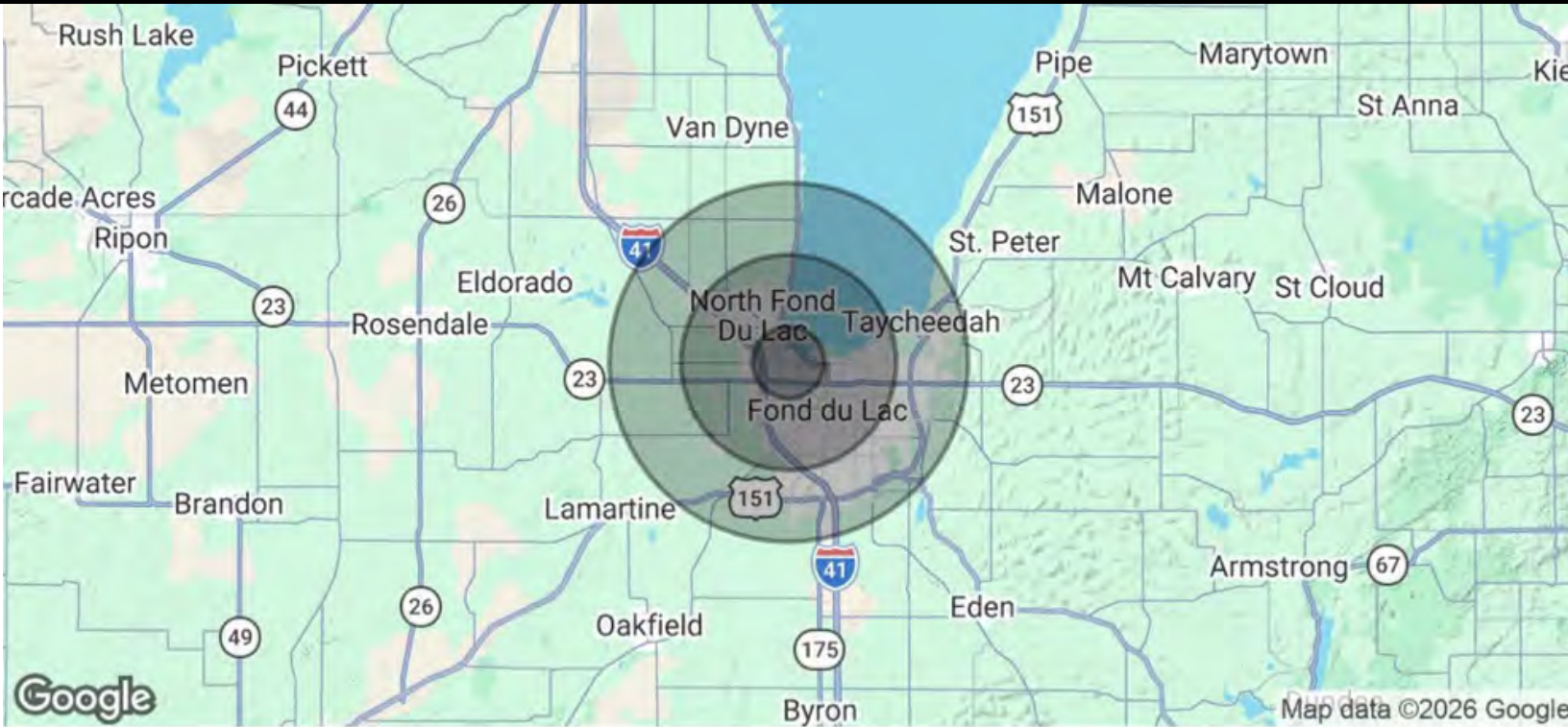
Regional Map



- The Greater Fond du Lac area derives its strength from a combination of economic diversity, a highly supportive business environment, and a high quality of life that helps attract and retain a skilled workforce.
- Its position within the I-41 Corridor puts it within commuting distance of larger metropolitan areas like Milwaukee, Madison, and Green Bay, providing a "small-town feel" with "big-city access".
- The community focus on "live, work, and play" makes it attractive for families and professionals, which in turn helps employers retain talent.



Offering Memorandum
Former CBRF Portfolio
Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,082	41,407	55,130
Average Age	35.7	37.4	39.2
Average Age (Male)	34.7	36.6	38
Average Age (Female)	38.6	38	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,389	17,746	23,381
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$55,109	\$71,450	\$79,518
Average House Value	\$110,536	\$171,388	\$211,964

2023 American Community Survey (ACS)

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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 _____
42 _____

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

44 **DEFINITION OF MATERIAL ADVERSE FACTS**

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

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

54 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
55 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
56 <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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