

FOX VALLEY INVESTMENT OPPORTUNITY



976 AMERICAN DRIVE
NEENAH, WI 54956

Features

Asking Price: \$2,500,000

Current Income: \$191,146 (See Tenant Roster) / **Potential Income: Near \$300,000**

This property has a tremendous amount of upside for the savvy investor. Current income should support a traditional financing situation and once vacancies are filled it could have double digit returns. In addition, all current rents are below market which could allow for a quick added value.

Vacant Space: 13,370 SF (26%); 4 Units

Signage: Pylon Sign

Traffic Count: 87,800 Vehicles Per Day (WI DOT)

Park/Complex: American Commerce Center

Year Built / Renovated: 2006

Construction: Reinforced Concrete

Parking Spaces: 92

Tax Key #: 121 48120202

Property Taxes: \$19,913.55 (2018)

Listing: 4473



Investment For Sale

Total SF: 50,625

Available: 13,370 SF

Total Acres: 3.56

Sale Price: \$2,500,000.00

Mike Judson, Owner/Sales Agent
262-695-8800
mjudson@judsonrealestate.com

Judson & Associates, S.C.
2831 N. Grandview Blvd, Suite 222
Pewaukee, WI 53072

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TENANT ROSTER

UNIT(S)	TENANT	OCCUPIED SPACE
1-2	Embroid Me	3,600 SF
3	Fox Valley Safe Company, LLC	3,000 SF
4-5-6	Softball Central	9,030 SF
7	Fire Fitness	5,758 SF
10	Schenker, Inc.	2,400 SF
11	Missing Links Indoor Golf, LLC	4,118 SF
13	Valley Stamp and Scrap	1,600 SF
14	Neilsoft, Inc	1,800 SF
15-16	Hitters Count Swing Club, LLC	3,600 SF
17	Wellness Veterinary Clinic, LLC	1,800 SF

Current Annual Income \$260,272

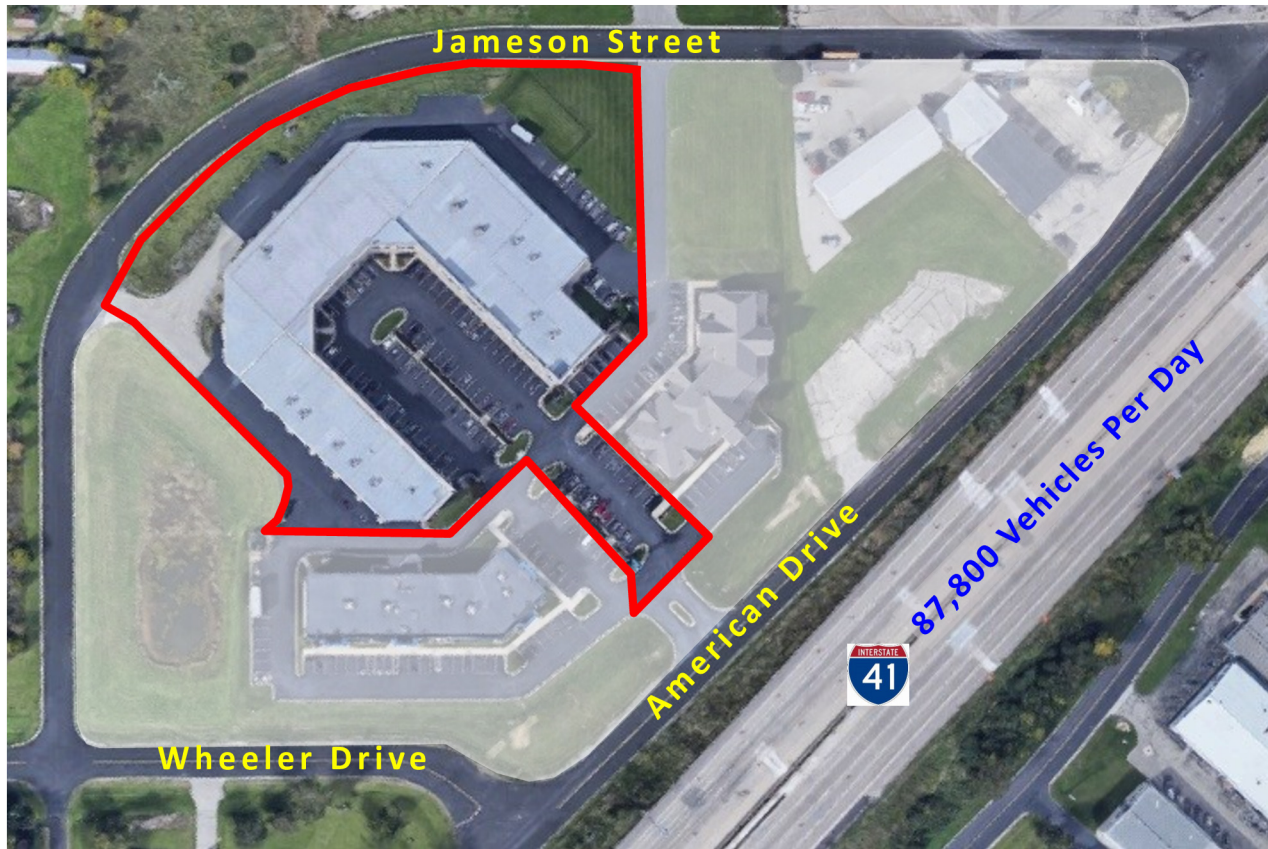
Current Expenses \$69,126*

Current NOI \$191,146

***Note: Owner does have an additional expense of \$23,300 per year for supplying electric and gas for the vacant units. This expense will be reduced as the units become occupied.**

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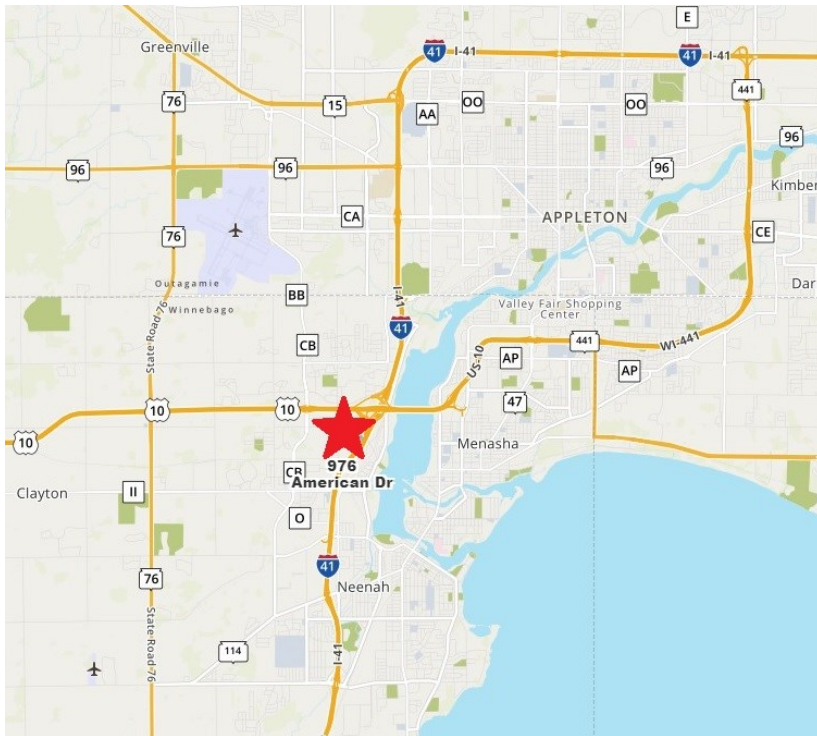
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LOCATION & MARKET OVERVIEW



Demographics

Located in the heart of the Fox River Valley; the third largest and fastest growing metropolitan area in the State of Wisconsin.

Education

The area is home to numerous post-secondary institutions that provide quality education. There are two public State Universities within 30 minutes of Fox Valley: The University of Wisconsin (UW) - Green Bay and UW - Oshkosh.

Lawrence University, a top liberal arts college, is located in Appleton. University of Wisconsin-Fox Valley, a two year university, is a few minutes away from the subject property.

Industry

The three major employment industries in the metro area are retail, health care/social services and manufacturing. Top employers consist of Kimberly-Clark Corp., Faith Technologies, Pierce Manufacturing, SCA Tissue, Miron Construction and RR Donnelly. Overall the unemployment rate for the area of 3.2% is slightly lower than that of the State of Wisconsin.

Area News

In August 2019 it was announced that Ascension and OSMS will be building a new clinic and surgery center just down the road on American Drive. This will bring approximately 35 new jobs and increased daily traffic to the area.

Ascension and OSMS to build new clinic and surgery center in Fox Crossing

Maureen Wallenfang, Appleton Post-Crescent | Published 1:20 p.m. CT Aug. 21, 2019 | Updated 3:02 p.m. CT Aug. 21, 2019



A rendering of the future Orthopedic Surgery Center of the Fox Valley in Fox Crossing (Photo: Courtesy of Ascension/OSMS)

FOX CROSSING - Ascension Wisconsin and Orthopedic & Sports Medicine Specialists (OSMS) announced Wednesday they will jointly build a new clinic and orthopedic ambulatory surgery center.

The new 45,000-square-foot facility will start construction in October at 1205 W. American Drive, near the County CB exit on State 10, and open in fall 2020. It will be called The Orthopedic Surgery Center of the Fox Valley.

The cost of the facility was not disclosed.

OSMS is a physician-owned orthopedic, sports medicine and rheumatologic practice with clinics in Green Bay, Appleton and Marinette. Currently, eight OSMS surgeons see patients at Ascension's St. Elizabeth Campus in Appleton.

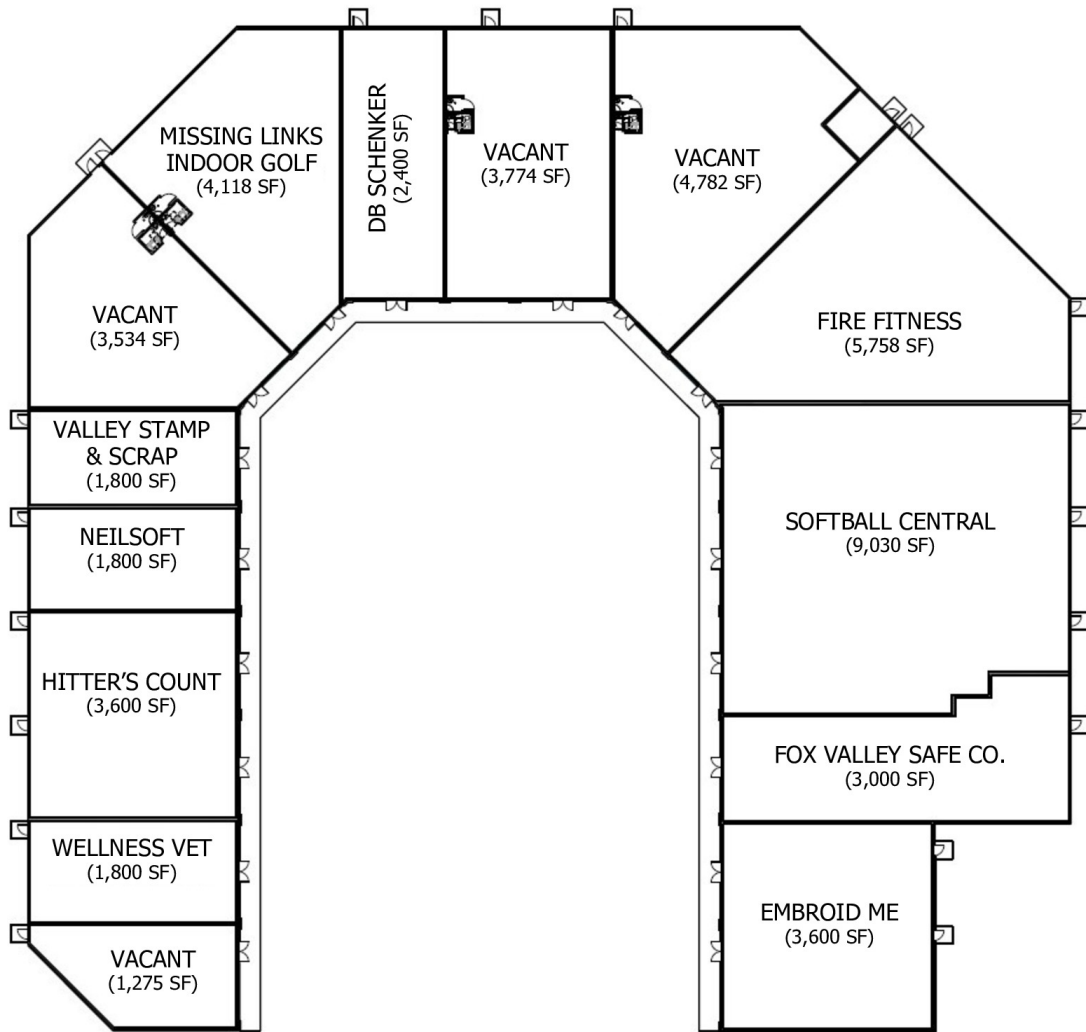
The new facility will have orthopedic and sports medicine services including a walk-in Acute Injury Clinic and surgical and non-surgical orthopedic care for all ages. Procedures will consist of joint replacements, fracture care, arthroscopy and injections. Physical and occupational therapy will be provided by Ascension Wisconsin.

The clinic and surgery center will create approximately 35 new jobs, including nurses, physician assistants and surgical technologists.

Source: postcrescent.com

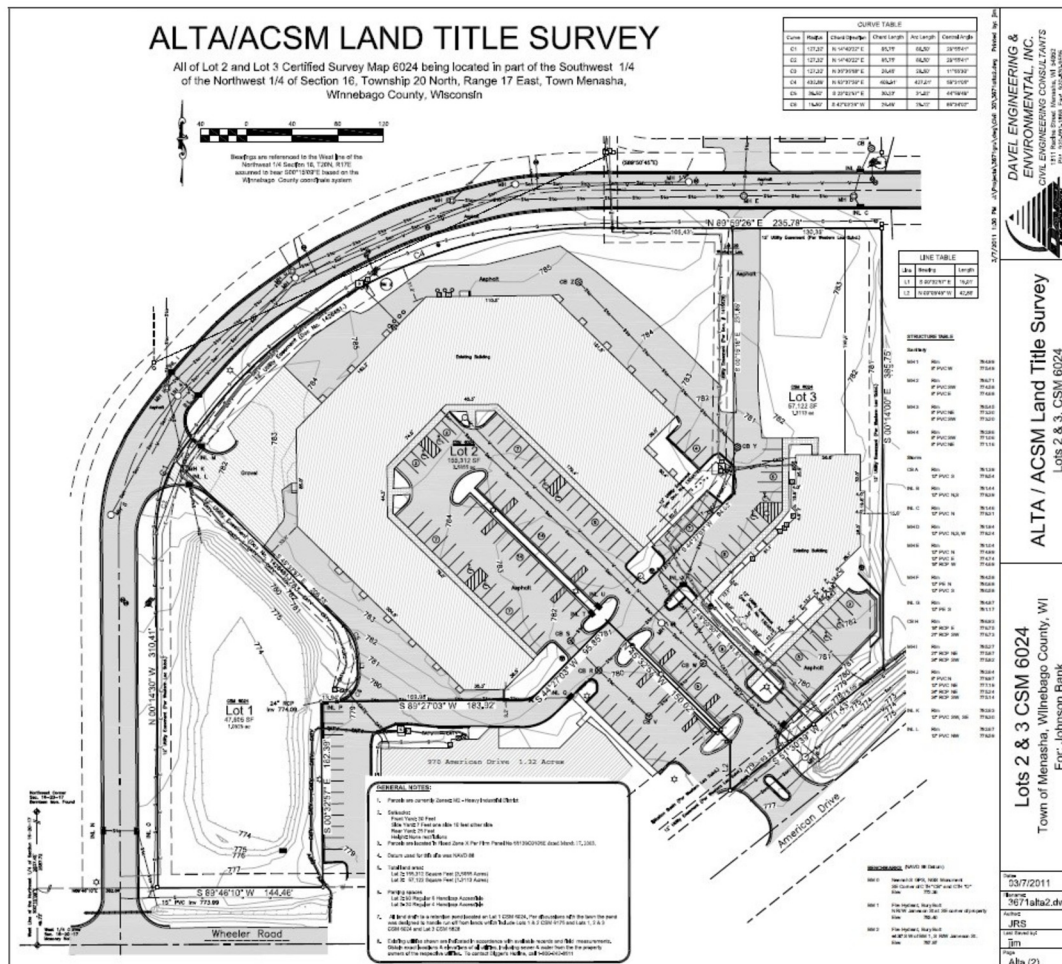
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1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

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

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

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

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

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

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.**

28 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**

29 1. **MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55),**

30 2. **ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**

35 **CONFIDENTIAL INFORMATION:**

36 _____

37 **NONCONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):**

38 _____

39 **(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)**

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information
54 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
55 agreement made concerning the transaction.

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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Drafted by Attorney Richard J. Staff

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NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
WISCONSIN CHAPTER