

# INVEST/REDEVELOP/OWNER OCCUPY OFFICE HQ OPPORTUNITY



TRANSWESTERN

REAL ESTATE  
SERVICES

## 1 RUNZHEIMER PARKWAY

VILLAGE OF WATERFORD, WI 53185



EXCLUSIVE LISTING AGENT:

**MARIANNE BURISH, MBA**

Executive Vice President

C 414.305.3070

E [marianne.burish@transwestern.com](mailto:marianne.burish@transwestern.com)

310 W Wisconsin Ave, Ste ME110

Milwaukee, WI 53203

T 414.225.9700

[transwestern.com/milwaukee](http://transwestern.com/milwaukee)

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## VILLAGE OF WATERFORD ([waterfordwi.org](http://waterfordwi.org))

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- Milwaukee Overview
- Westerra Business Campus – Site Map & Available Sites
- Village & County Resources & Web Links
  - o Vision Waterford – 2018 Master Plan Update
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# PROPERTY SUMMARY

Sale or Lease	Built in 2001, this high-quality office property offers outstanding visibility at the northeast corner of major transportation arterials State Hwys 36 & 164 in the Westerra Business Campus and is available for sale or lease. The neighboring communities of Milwaukee, Waukesha, Racine/Kenosha, and northern Illinois are within an easy-to-reach 30-minute radius of the Property.
SALE PRICE	\$2,640,000 (\$40/sf)
LEASE RATE	\$14.00 to \$18.00 NNN (see separate lease marketing package)
Building Name & Property Address	Runzheimer International Ltd. 1 Runzheimer Parkway, Village of Waterford, Wisconsin 53185
Property Parcel Size	+14.48 acres (developed lands and conservancy areas)
Building Size	+66,000 GSF on 3 Floors (1 <sup>st</sup> , 2 <sup>nd</sup> , & Walk-out grade level overlooking pond and conservancy)
Year Built	2001
Occupancy	Developed as a single tenant building; possible full floor user configurations
Lease Type	Absolute Net Lease
Lease Expiration	10/31/2024
LY 2023/24 Annual NOI	\$1,261,747.28
Offering Highlights	<ul style="list-style-type: none"> <li>• Premier suburban low-rise Class A office building in excellent condition</li> <li>• Investor appeal (interim or long-term) as well as end-user appeal (whole or partial building)</li> <li>• Opportunity to renovate, reposition, or redevelop at end of lease term</li> <li>• High-visibility conservancy setting at gateway entrance to Village on Highway 36</li> <li>• Full complement of on-site building features &amp; amenities: fitness &amp; exercise rooms, men's and women's locker rooms, cafeteria, vending, game room, outdoor terrace, pond &amp; conservancy setting, meeting &amp; conferencing areas, and data center.</li> <li>• <i>May be eligible for development incentives from the Village of Waterford and/or Racine County.</i></li> </ul>
Seller Documents	Except for CADD file, seller documents and financial data beyond those provided in this Offering Memorandum to be shared subject to an executed Purchase & Sale Contract.
Guidelines	Following the distribution of materials, Transwestern, will be available to assist prospective buyers with on-site inspections of the property and review of provided information.

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

# PROPERTY SPECIFICATIONS

Location	1 Runzheimer Parkway, Village of Waterford, Wisconsin 53185
Legal Description	Various; see attached certified survey and tax bills
Zoning	Village & A1; see attached parcel maps
Special Assessments/TID	None; the property is located in Tax Incremental District #3 of the Village of Waterford.
Park Associations	Westerra Business Campus Association
Tax Key	Various; see attached parcel maps and real estate tax bills
Assessed Value (2023)	\$6,411,300
Real Estate Taxes (2023)	\$99,887.82
Construction Type	Masonry, concrete, & steel
Parking	318 surface parking spaces (including 8 handicap spaces). Park Ratio: 4.82/1000 sf
Shipping & Receiving	Enclosed receiving/staging area connected to mail room.
Roof	Ballasted EPDM roof membrane system over insulation on a structural metal deck
Floor Load	Per CADD data
Floor Heights	1 <sup>st</sup> , 2 <sup>nd</sup> & Terrace Level: +-9' 6" to grid; +-13'6" to underside of metal deck
Elevator - Passenger	Schindler 2500# capacity with +- 4' D x 7' W interior cab dimensions
Utilities	Gas: Provided by WE Energies Electric: Provided by WE Energies Water: Municipal (Village of Waterford) Sewer: Municipal (Village of Waterford)
Electrical	3 phase/4 wire/480Y/277V/3000 amp service
HVAC	Two (2) Carrier brand natural gas roof-mounted 85 ton units
A/C – Data Center	Three (3) Liebert units (two 5 units; one 3-ton unit)
Life Safety/Fire Protection	Fully sprinklered; wet system.
Security	Electronic passcard access at all exterior doors & selected interior areas; silent intruder alert system with silent strobe ceiling mounted blue lights throughout building (activation buttons at main lobby reception and at executive offices level on 2 <sup>nd</sup> floor).
Generator	2001 81 kW Spectrum Generator Model 80 GSG/8.1L-GM, with diesel fuel, gas-fired engine (est. +-135 engine hours based on historical service records).
Internet Broadband	Ample; specific service specs and provider information forthcoming.

# TENANT INFORMATION

## Thoma Bravo

Thoma Bravo is a leading private equity investment firm building on a 35+ year history of providing capital and strategic support to experienced management teams and growing companies.

## Motus, LLC (a Thoma Bravo company)

Headquarters: Boston, MA

Motus (which Thoma Bravo combined with Runzheimer International in 2018) is a leading, technology-driven provider of vehicle management and reimbursement solutions and other mobile workforce management tools. The company provides a sophisticated configuration engine that incorporates real-time data across hundreds of variables to drive significant cost reductions for companies reimbursing employees for business miles driven, while helping to ensure regulatory compliance.

## LEASE ABSTRACT HIGHLIGHTS

Selected key lease terms are presented below. Please note specific conditions to rights and other terms are more fully described in the underlying lease document (to be forwarded under separate cover).

### ABSOLUTE NET LEASE

Tenant is responsible for all aspects of the building's care, repair, and replacement, and management.

### LEASE DOCUMENTS

The original lease dated 7/20/2000, is supplemented by a first Amendment To Lease Agreement dated 4/15/2016 and a Second Amendment to Lease Agreement dated 1/17/2018.

### BASE RENT

The remaining net rental income stream, reflecting 2% annual increases, is as follows:

<u>Lease Period</u>	<u>Annual Base Rent</u>	<u>Monthly Base Rent</u>
10/1/2023 to 9/30/2024	\$1,162,900.72	\$96,908.39
10/1/2024 to 10/31/2024	1,186,158.73	98,846.56

### OPTIONS TO EXTEND

Tenant has two (2) five (5) year options to extend the lease. However, please note: Tenant has stated they do not intend to renew and has completed vacated the property.

### TENANTS ONGOING OPTION TO ACQUIRE PROPERTY

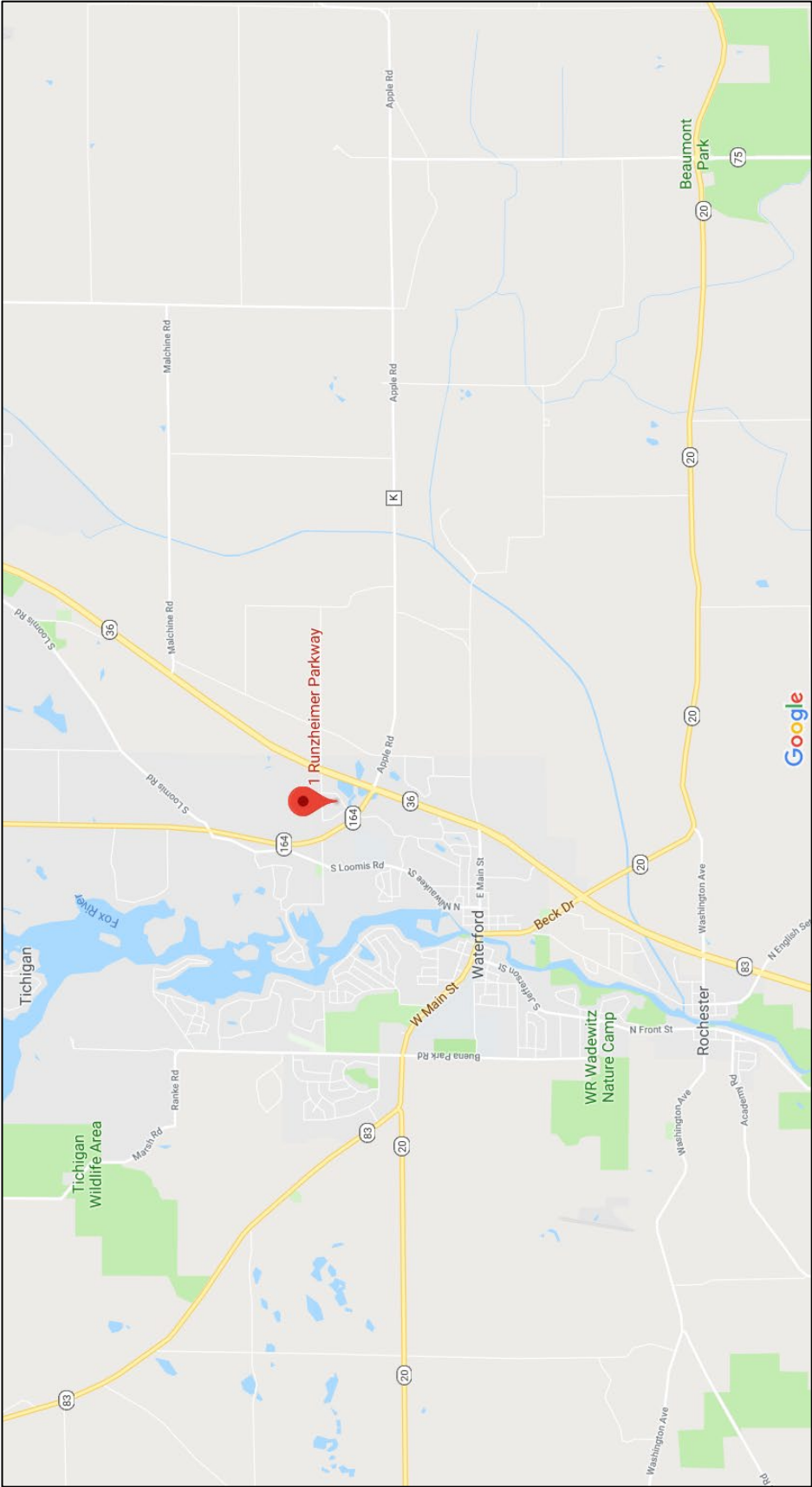
Tenant has an ongoing right of first refusal (ROFR) to purchase the property. Notwithstanding, given Tenant's recent decision to vacate the premises, in Sellers opinion it is highly unlikely Tenant would exercise this right.

### TENANT'S OCCUPANCY OF PREMISES & PERSONAL PROPERTY

Tenant's no longer occupies the premises such that Tenant's personal property (including artwork), may be available (per separate negotiation with Motus) to a buyer seeking to occupy all or a portion of the premises. Notwithstanding the preceding, Tenant is not relieved of any obligations pursuant to the lease and continues to honor its obligations.

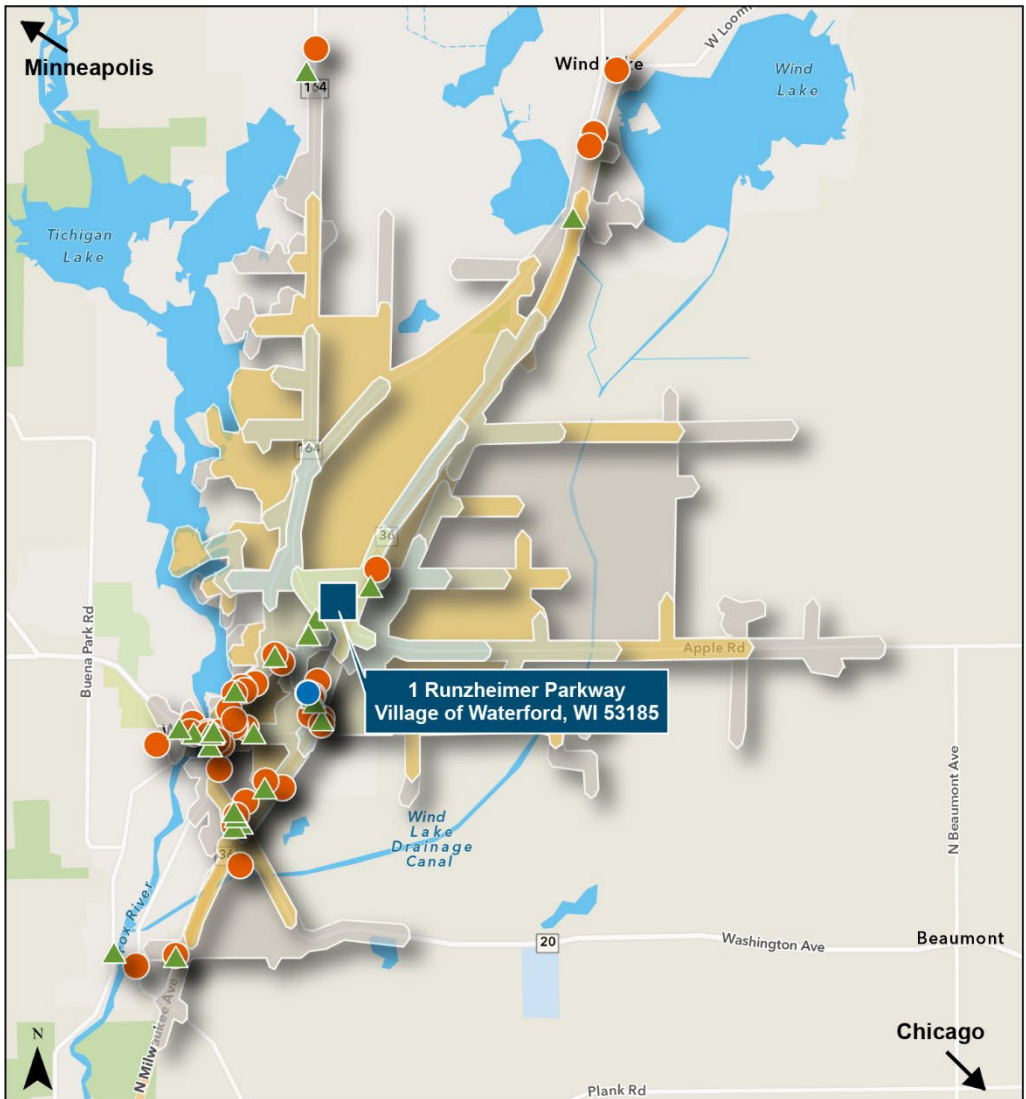
## PROPERTY DATA

# LOCATION MAP



1 RUNZHEIMER PARKWAY  
VILLAGE OF WATERFORD, WI

# PROXIMITY (DRIVE-TIME) ANALYSIS



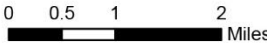
## Drive Time

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

## Area Amenities

(Within Driving Distances)

- Retail (51)
- Lodging Facilities (1)
- ▲ Restaurants & Bars (29)



The information provided herein was obtained from sources believed reliable, however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

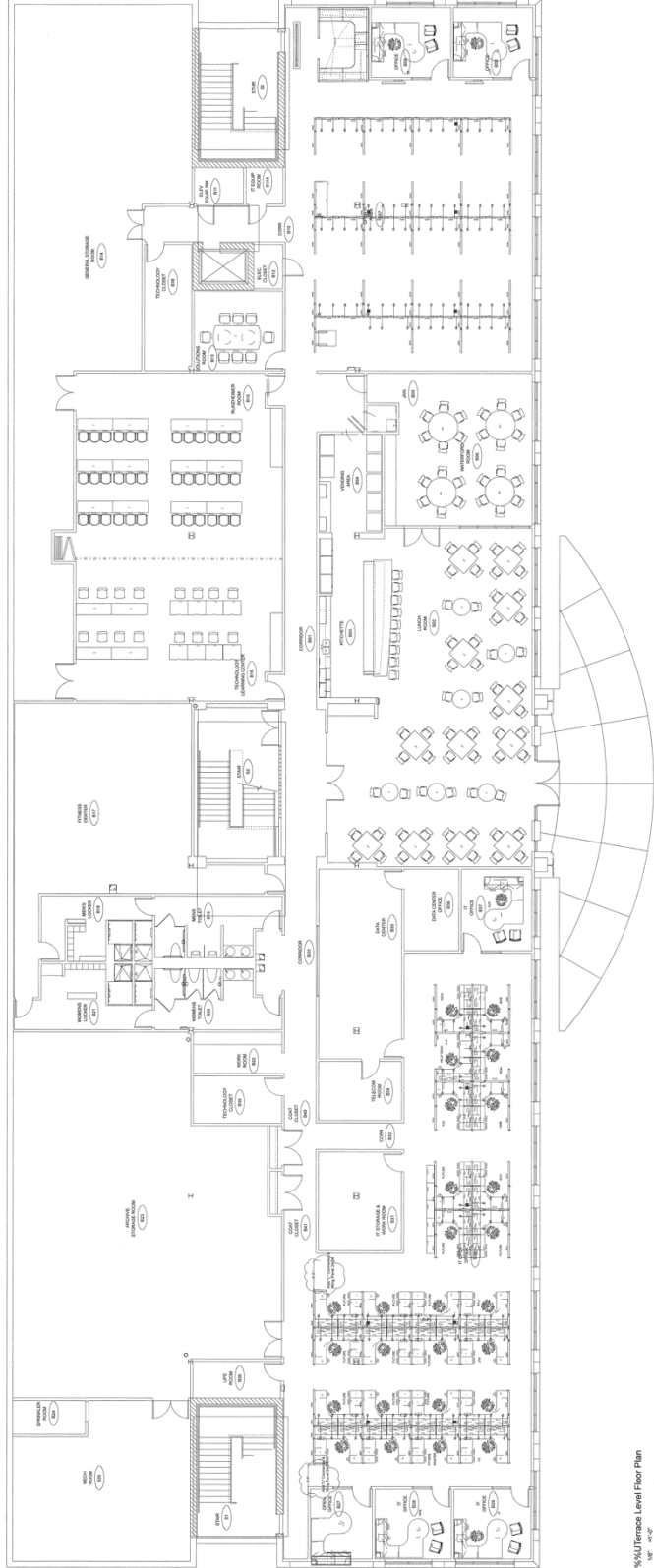


# FLOOR PLAN - TERRACE LEVEL



FORRER  
555 W. Eastbrook Blvd.  
Waterford, Wisconsin  
53212  
414.505.5355 Fax  
414.505.5355 Tel  
www.forrerinteriors.com

Print Date:	5/4/2018 10:08:04 AM
Drawn By:	Laura Schalk
Revisions:	12-5-16-S-note-plugs 1-18-15 10-27-16-FURN ADDS 10-28-16 12-8-16 (Sales person #2)



9/4/16 Terrace Level Floor Plan  
1/8" = 1'-0"



PLAN VIEW-OVERALL  
Scale: 1/8" = 1'-0"

Order entry, Project name) Runzheimer - Terrace Level  
Waterford, WI  
[Ship to, Address]

Scale: 1/8" = 1'-0"

Project Number:  
7452

Sheet:  
15

These documents meet the requirements of building codes and ADA guidelines to the best of our knowledge. The owner shall be responsible for compliance with all codes and guidelines in place at the location of this project.  
The design and/or details as represented on these documents are the exclusive property of Forrer Business Interiors, Inc. Any unauthorized use of these documents will result in payment due for services rendered by Forrer Business Interiors, Inc. Approval by: \_\_\_\_\_ Date: \_\_\_\_\_  
Last Saved Date/Time: 5/4/2018 10:07:57 AM  
z:\ActiveDesign\Runzheimer\1-2\_Rework\Terrace

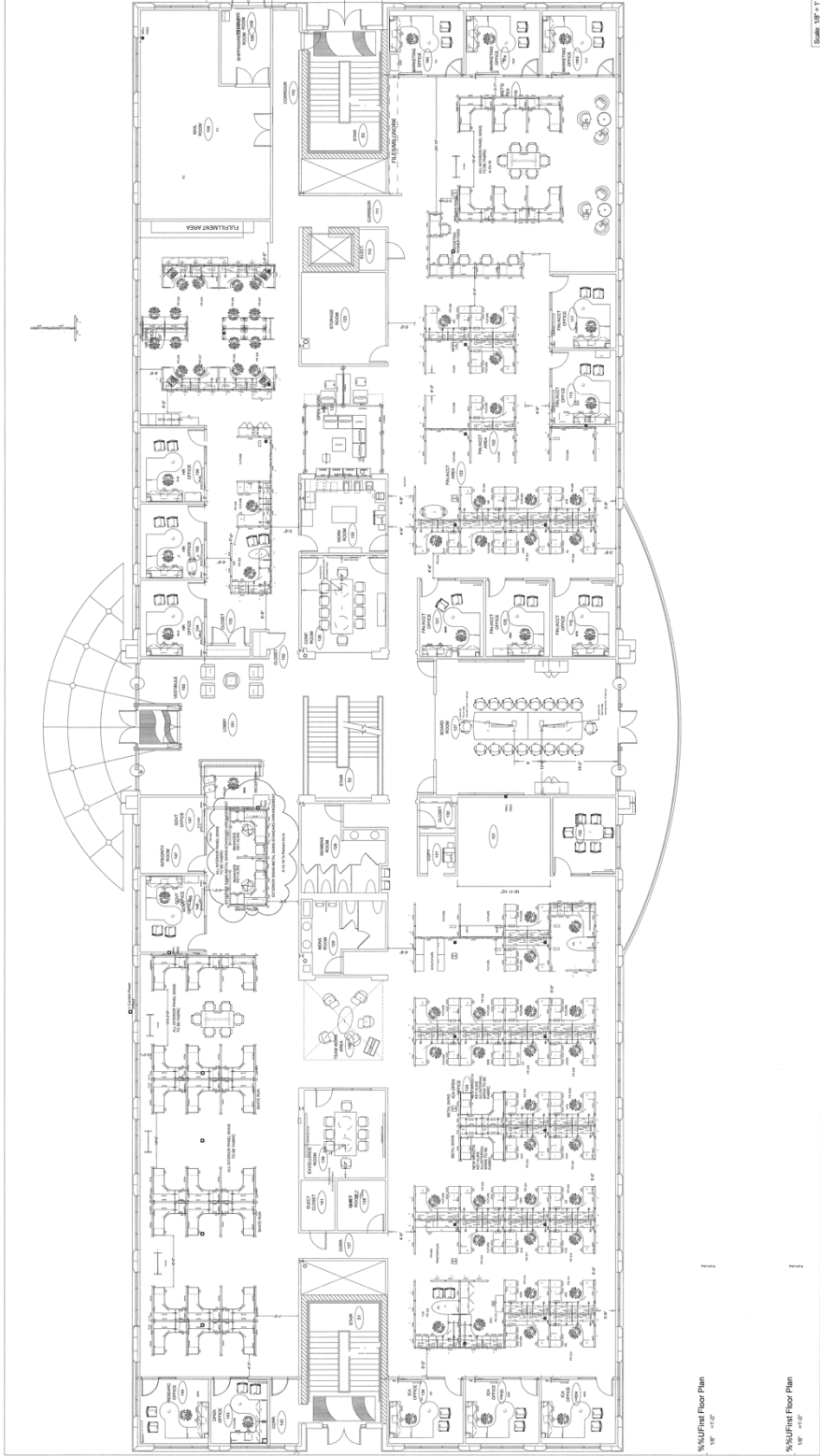
# FLOOR PLAN - 1<sup>st</sup> FLOOR / MAIN ENTRY LEVEL



FORNER  
 655 W. Eastbrook Blvd.  
 53274  
 Wauwatosa, Wisconsin  
 414.800.3300 Fax  
 www.fornerinteriors.com

Print Date: 5/4/2018 12:48:26 PM  
 Drawn By: Laris Schalk  
 Revisions:  
 1-14-16  
 1-18-16  
 10-27-16-FURN ADDS  
 10-28-16  
 11-13-16US  
 12-1-16US

Order Entry, Project name) Runzheimer - Floor 1 Rework  
 Waterford, WI  
 [Ship to, Address]  
 Project Number: 7060  
 Sheet: 1/5  
 Last Saved Date/Time: 5/4/2018 11:26:37 AM



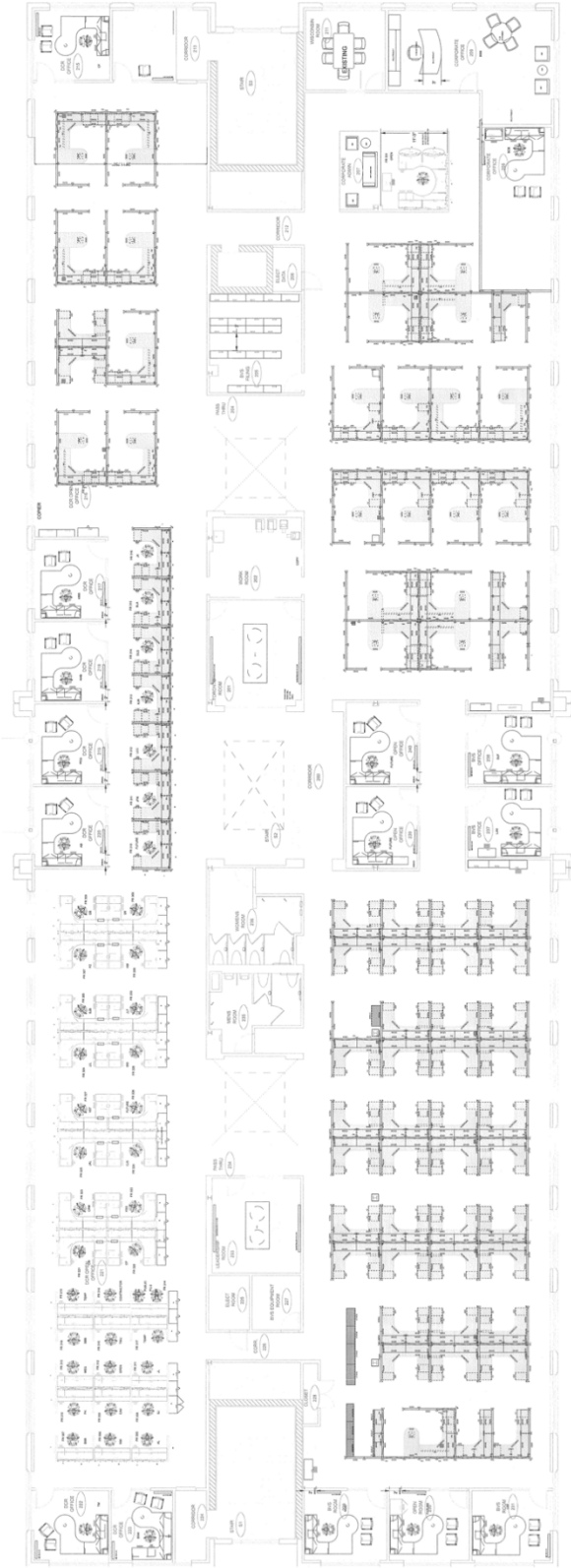
PLAN VIEW/FLR 1 - OVERALL  
 Scale: 1/8" = 1'-0"

These documents meet the requirements of building codes and ADA guidelines to the best of our knowledge. The owner shall be responsible for compliance with all codes and guidelines in place at the location of this project.  
 The design and/or details as represented on these documents are the exclusive property of Forner Business Interiors, Inc. and shall not be copied, otherwise reproduced, or distributed without prior written consent of Forner Business Interiors, Inc.  
 Any unauthorized use of these documents will result in payment due for services rendered by Forner Business Interiors, Inc.  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 2:\Active\Designer\Runzheimer\flr 1\_2 Rework\Floor 1\Floor1

# FLOOR PLAN – 2<sup>nd</sup> FLOOR



Print Date: 5/4/2018 10:35:50 AM  
 Drawn By: LSC/HALK  
 Revisions:  
 1-21-18  
 1-27-18 Layout/BG  
 2-24-18  
 (Sales person #1,  
 (Sales person #2,  
 (Sales person #3,



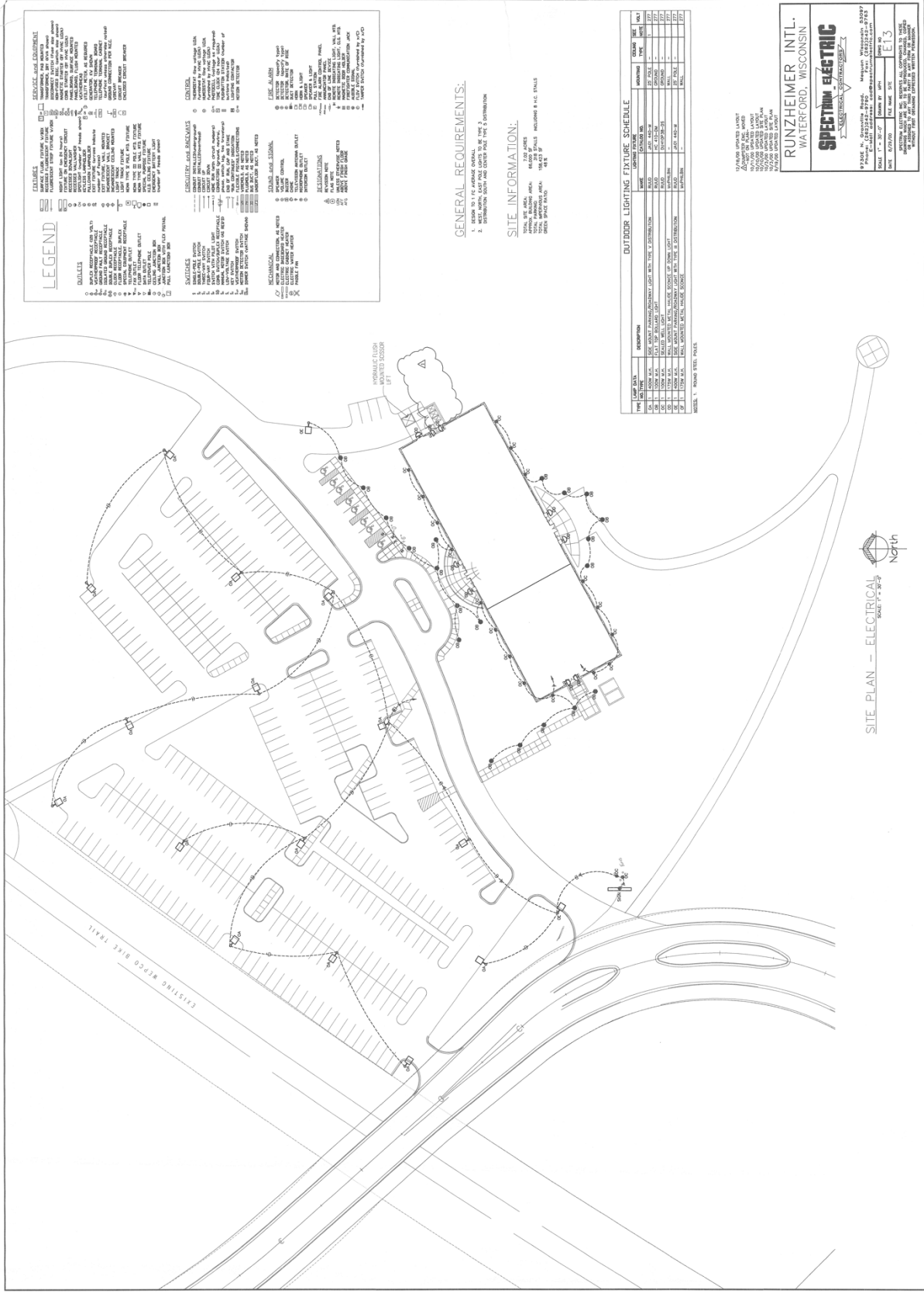
Scale: 1/8" = 1'

1. BASE POWER FEED LOCATIONS TO BE VERIFIED.
2. ALL EXISTING INVENTORY TO BE VERIFIED

 PLAN VIEW-EXISTING PLAN  
 Scale: 1/8" = 1'-0"

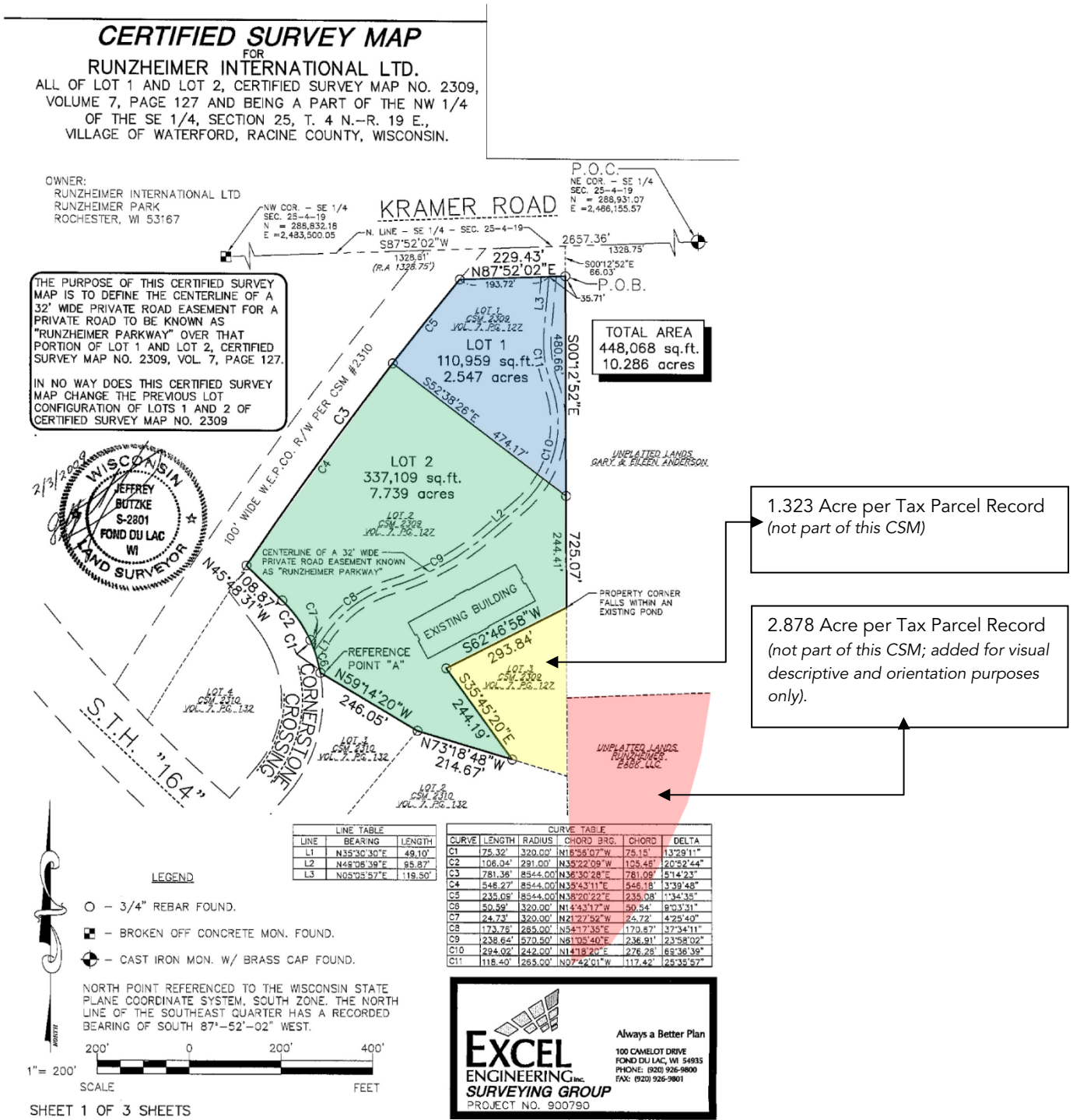
These documents meet the requirements of building codes and ADA guidelines to the best of our knowledge. The owner shall be responsible for compliance with all codes and/or guidelines in place at the location of this project.  
 2:\Active\Designer\Runzheimer\1-2: Rework\Floor  
 The design and/or details as represented on these documents are the exclusive property of Forrer Business Interiors, Inc. Any unauthorized use of these documents will result in payment due for services rendered by Forrer Business Interiors, Inc. Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Project Number: 7081  
 Sheet: 1/5  
 Last Saved Date/Time: 5/4/2018 10:35:29 AM

# PARKING SITE PLAN



# CERTIFIED SURVEY MAP

Note: Total Property is +/-14.48 Acres consisting of Lots 1 & 2 Per Survey (10.286 Acres) Plus Additional Conservancy & Wetlands Per Lease and municipal records comprising 4.201 acres (yellow & pink parcels below).



# CERTIFIED SURVEY MAP - Continued

## CERTIFIED SURVEY MAP

ALL OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 2309, VOLUME 7, PAGE 127,  
BEING A PART OF THE NW 1/4 OF THE SE 1/4, SECTION 25, T. 4 N.-R. 19 E.,  
VILLAGE OF WATERFORD, RACINE COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

I, Jeffrey S. Butzke, Registered Land Surveyor, hereby certify:

That I have surveyed and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Runzheimer International Ltd, bounded and described as follows:

All of Lot 1 and Lot 2, Certified Survey Map No. 2309, recorded in Volume 7, Page 127, Certified Survey Maps, Racine County Register of Deeds Office, Racine County, Wisconsin and being a part of the Northwest 1/4 of the Southeast 1/4, Section 25, T. 4 N.-R. 19 E., Village of Waterford, Racine County, Wisconsin and being further described as follows:

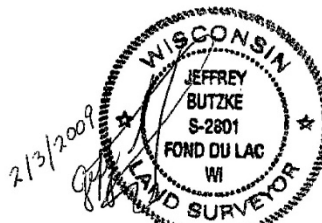
Commencing at the Northeast corner of the Southeast 1/4, said Section 25; thence South 87°-52'-02" West along the North line of the Southeast 1/4, said Section 25, 1328.75 feet; thence South 00°-12'-52" East, 66.04 feet to a point on the South right-of-way line of Kramer Road and to the point of real beginning; thence continuing South 00°-12'-52" East along the Easterly line of said Lot 1 and Lot 2, 725.07 feet to a Southeasterly corner of said Lot 2; thence South 62°-46'-58" West along a Easterly line of said Lot 2, 293.84 feet; thence South 35°-45'-20" East along an Easterly line of said Lot 2, 244.19 feet; thence North 73°-18'-48" West along a Southerly line of said Lot 2, 214.67 feet; thence North 59°-14'-20" West along a Southerly line of said Lot 2, 246.05 feet to a point on the Northeasterly right-of-way of Cornerstone Crossing, said point further described as "Reference Point A"; thence Northwesterly along said Northeasterly right-of-way line on a curve to the left having a radius of 320.00 feet, 75.32 feet along curve to a point that is North 16°-56'-07" West, 75.15 feet from last described point; thence Northwesterly along said Northeasterly right-of-way line on a curve to the left having a radius of 291.00 feet, 106.04 feet along curve to a point that is North 35°-22'-09" West, 105.46 feet from last described point; thence North 45°-48'-31" West along said Northeasterly right-of-way line, 108.87 feet to the Southwesterly corner of said Lot 2; thence Northeasterly on a curve to the right having a radius of 8,544.00 feet, 781.36 feet along curve to a point that is North 36°-30'-28" East, 781.09 feet from last described point and to the Southerly right-of-way line of said Kramer Road; thence North 87°-52'-02" East along said Southerly right-of-way line, 229.43 feet to the point of beginning and containing 10.286 acres (448,068 Sq. Ft.) of land more or less, and being subject to all easements and restrictions of record.

ALSO, the above described parcel of land being subject to a 32.00 foot wide Private Road Easement being 16.00 feet parallel with and measured perpendicular to the herein described centerline of such 32.00 foot wide Private Road Easement. Said Private Road to be known as Runzheimer Parkway.

Commencing at aforementioned "Reference Point A"; thence Northwesterly along said Northeasterly right-of-way line of Cornerstone Crossing on a curve to the left having a radius of 320.00 feet, 50.59 feet along curve to the point of beginning of said centerline of a 32.00 foot wide Private Road Easement; thence North 35°-30'-30" East along said centerline, 49.10 feet; thence Northeasterly along said centerline on a curve to the right having a radius of 265.00 feet, 173.76 feet along curve to a point that is North 54°-17'-35" East, 170.67 feet from last described point; thence Northeasterly along said centerline on a curve to the left having a radius of 570.50 feet, 238.64 feet along curve to a point that is North 61°-05'-40" East, 236.91 feet from last described point; thence North 49°-06'-39" East along said centerline, 95.87 feet; thence Northeasterly along said centerline on a curve to the left having a radius of 242.00 feet, 294.02 feet to a point that is North 14°-18'-20" East, 276.26 feet from last described point; thence Northwesterly along said centerline on a curve to the right having a radius of 265.00 feet, 118.40 feet along curve to a point that is North 07°-42'-01" West, 117.42 feet from last described point; thence North 05°-05'-57" East along said centerline, 119.50 feet to the terminus of the centerline of said 34.00 foot wide Private Road Easement, said point being on the Southerly right-of-way line of said Kramer Road; thence North 87°-52'-02" East along said Southerly right-of-way line, 35.71 feet to the point of real beginning.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

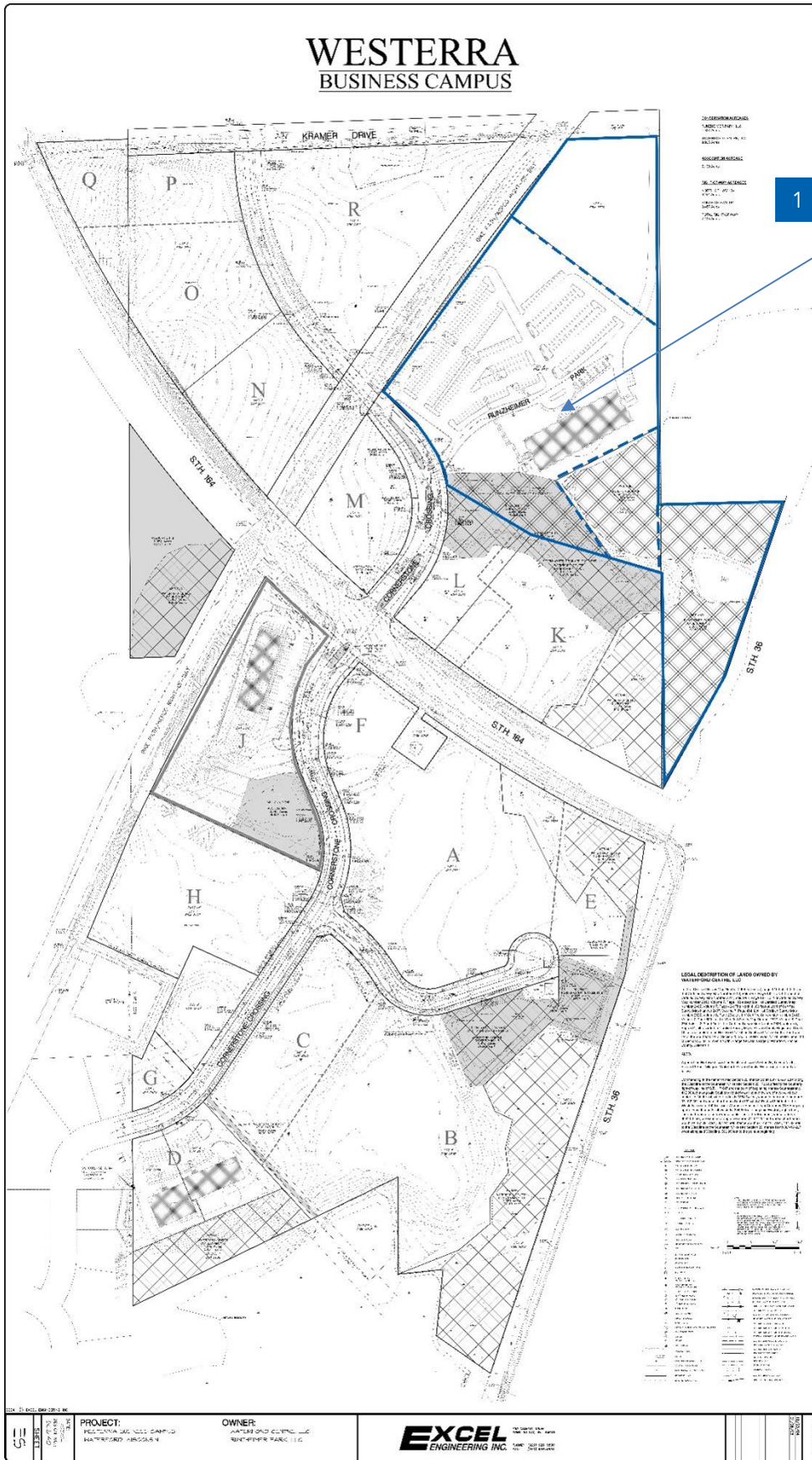
That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of Village of Waterford in surveying and mapping the same.



Jeffrey S. Butzke, R.L.S. No. S-2801

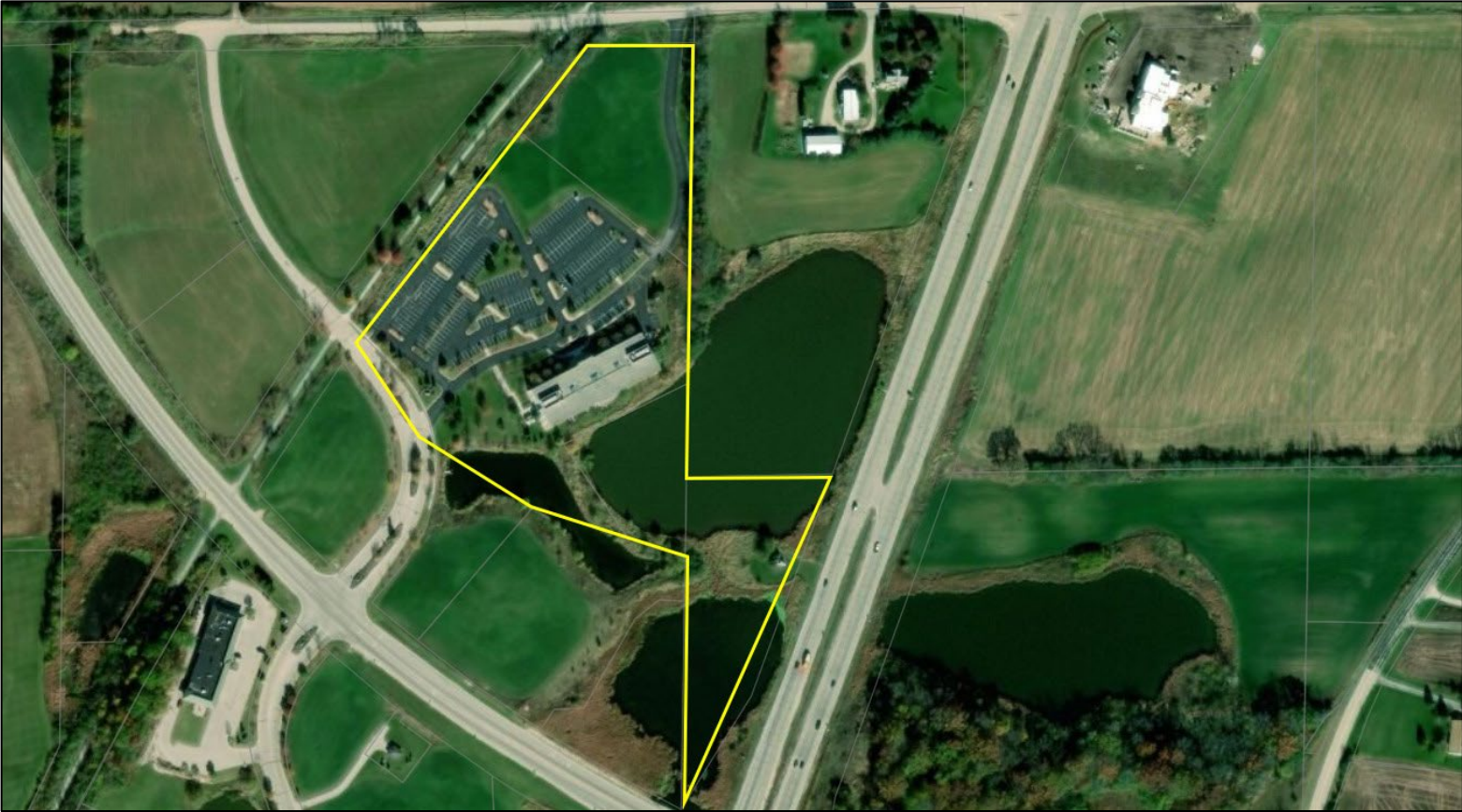
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935

# SURVEY – WESTERRA BUSINESS PARK PARCELS



1 Runzheimer Parkway

# PROPERTY AERIAL VIEW

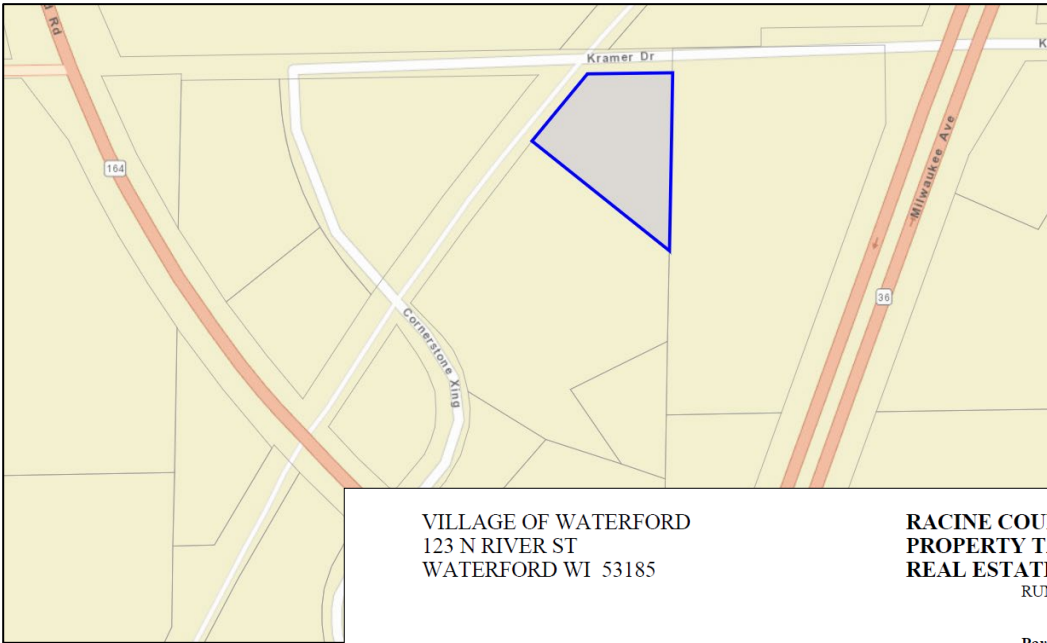


Yellow Line = Approximate Outline of 4 Parcels Comprising the Property



# PARCEL MAPS & REAL ESTATE TAX BILLS – NORTH PARCEL

(VACANT LAND shown in **blue** on Certified Survey Map)



VILLAGE OF WATERFORD  
123 N RIVER ST  
WATERFORD WI 53185

**RACINE COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2023  
REAL ESTATE**

RUNZHEIMER PARK LLC



Parcel Number: 191 041925019010  
Bill Number: 700243

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

700243/191 041925019010  
RUNZHEIMER PARK LLC  
C/O MOTUS LLC  
1 BEACON ST, FLOOR 15  
BOSTON MA 02108

**Location of Property/Legal Description**

**KRAMER DR**  
Sec. 25, T4N, R19E  
PT SE1/4 CSM #2309 V7P126 LOT 1 FROM 191041925019000 IN  
01 FOR 02 ROLL \*\*TOTAL ACRES\*\* 2.55  
2.550 ACRES

Please inform County of address changes.

Drainage District Notification: \$138.22

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
64,500	0	64,500	0.957814314	0.01559341	1005.77
					FARM #1 DRAINAGE 138.22
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
67,300	0	67,300		113.91	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
RACINE COUNTY	166,182	220,418	203.48	183.10	-10.0%
VILLAGE OF WATERFORD	417,744	615,842	291.52	249.54	-14.4%
WATERFORD ELEM	3,505,368	3,858,200	354.06	300.38	-15.2%
WATERFORD UNION HS	1,962,190	2,116,026	249.63	229.87	-7.9%
GATEWAY TEC VTAE	455,694	454,550	44.92	39.76	-11.5%
COUNTY HANDICAPPED	0	0	4.05	3.12	-23.0%
<b>TOTAL</b>	<b>6,507,178</b>	<b>7,265,036</b>	<b>1,147.66</b>	<b>1,005.77</b>	<b>-12.4%</b>
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
<b>NET PROPERTY TAX</b>			<b>1,147.66</b>	<b>1,005.77</b>	<b>-12.4%</b>

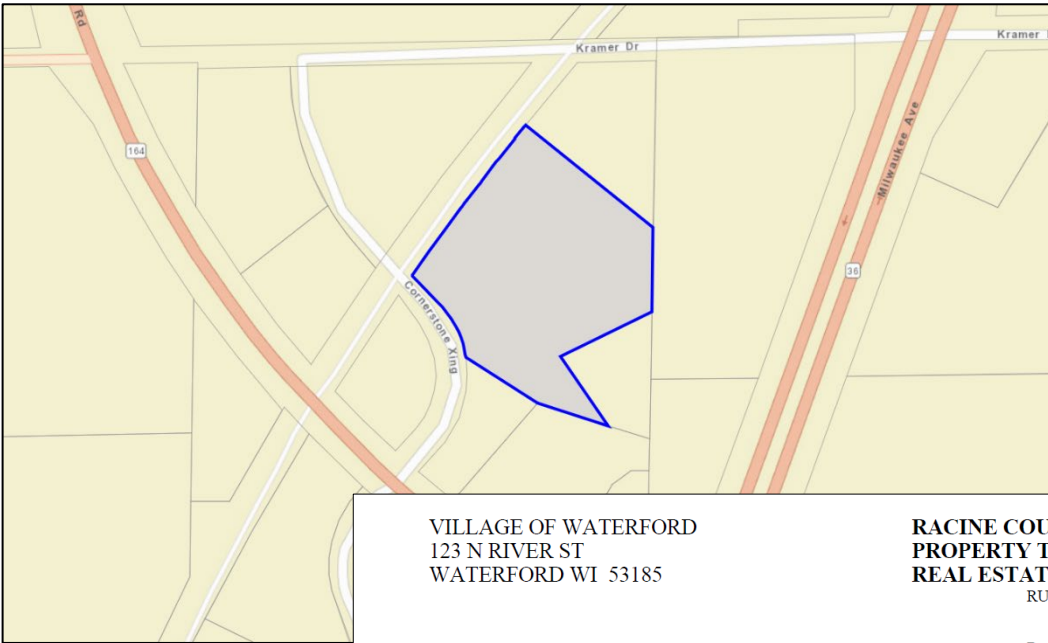
**TOTAL DUE: \$1,143.99**  
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:  
**JANUARY 31, 2024**  
**Warning:** If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.  
**Failure to pay on time. See reverse.**

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
WATERFORD UNION HS	906.865	76.64	2037				
WATERFORD ELEM	1,492.879	126.16	2031				

# PARCEL MAPS & REAL ESTATE TAX BILLS – 66,000 SF OFFICE BUILDING

(Developed parcel shown in **green** on Certified Survey Map)



VILLAGE OF WATERFORD  
123 N RIVER ST  
WATERFORD WI 53185

**RACINE COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2023  
REAL ESTATE**  
RUNZHEIMER PARK LLC



Parcel Number: 191 041925019020  
Bill Number: 700244

700244/191 041925019020  
RUNZHEIMER PARK LLC  
C/O MOTUS LLC  
1 BEACON ST, FLOOR 15  
BOSTON MA 02108

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

**Location of Property/Legal Description**  
1 RUNZHEIMER PKWY  
Sec. 25, T4N, R19E  
PT SE1/4 CSM #2309 V7P126 LOT 2 FROM 191041925019000 IN  
01 FOR 02 ROLL \*\*TOTAL ACRES\*\* 7.74  
7.740 ACRES

Please inform County of address changes.

Drainage District Notification: \$696.92

ASSESSED VALUE LAND 670,500	ASSESSED VALUE IMPROVEMENTS 5,629,500	TOTAL ASSESSED VALUE 6,300,000	AVERAGE ASSMT. RATIO 0.957814314	NET ASSESSED VALUE RATE 0.01559341 <small>(Does NOT reflect credits)</small>	<b>NET PROPERTY TAX</b> 98152.19
ESTIMATED FAIR MARKET VALUE LAND 700,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 5,877,400	TOTAL ESTIMATED FAIR MARKET VALUE 6,577,400	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 11,126.04	FARM #1 DRAINAGE 696.92 FIRE/AMBULANCE 50.00
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
RACINE COUNTY	166,182	220,418	19,874.87	17,884.65	-10.0%
VILLAGE OF WATERFORD	417,744	615,842	28,473.60	24,374.11	-14.4%
WATERFORD ELEM	3,505,368	3,858,200	34,582.66	29,339.55	-15.2%
WATERFORD UNION HS	1,962,190	2,116,026	24,382.24	22,452.29	-7.9%
GATEWAY TEC VTAE	455,694	454,550	4,387.99	3,883.22	-11.5%
COUNTY HANDICAPPED	0	0	395.44	304.63	-23.0%
<b>TOTAL</b>	<b>6,507,178</b>	<b>7,265,036</b>	<b>112,096.80</b>	<b>98,238.45</b>	<b>-12.4%</b>
FIRST DOLLAR CREDIT			-85.31	-86.26	1.1%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
<b>NET PROPERTY TAX</b>			<b>112,011.49</b>	<b>98,152.19</b>	<b>-12.4%</b>

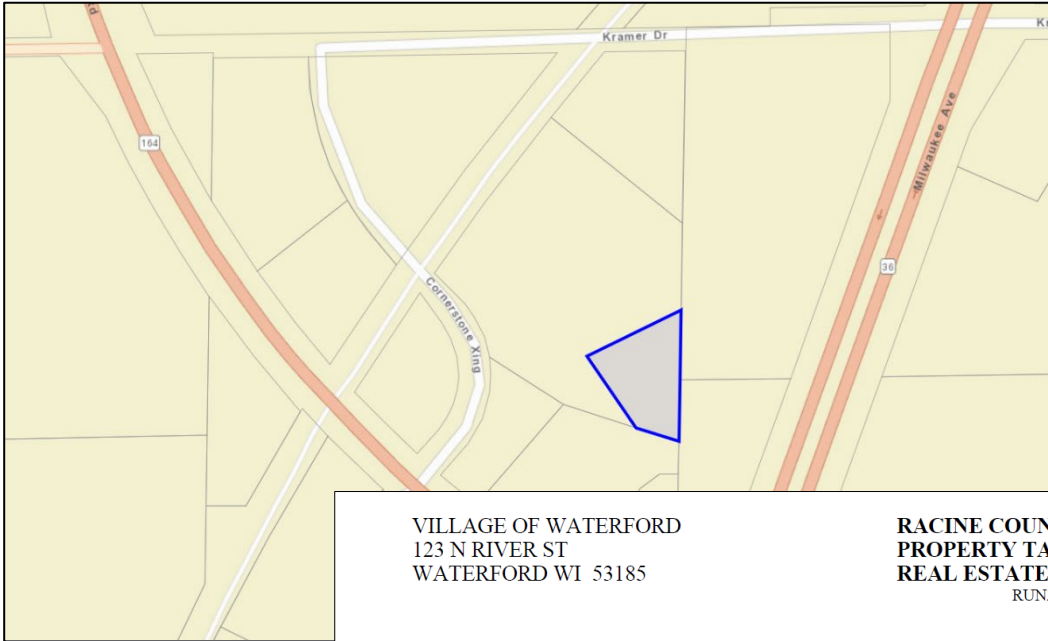
**TOTAL DUE: \$98,899.11**  
FOR FULL PAYMENT, PAY TO LOCAL  
TREASURER BY:  
JANUARY 31, 2024  
**Warning:** If not paid by due dates,  
installment option is lost and total tax is  
delinquent subject to interest and, if  
applicable, penalty.  
**Failure to pay on time. See reverse.**

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
WATERFORD ELEM	1,492,879	12,322.42	2031				
WATERFORD UNION HS	906,865	7,485.39	2037				

# PARCEL MAPS & REAL ESTATE TAX BILLS – ADDITIONAL PARCEL 1

(CONSERVANCY/WETLAND shown in yellow on Certified Survey Map)



VILLAGE OF WATERFORD  
123 N RIVER ST  
WATERFORD WI 53185

**RACINE COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2023  
REAL ESTATE**

RUNZHEIMER PARK LLC



Parcel Number: 191 041925019030  
Bill Number: 700245

700245/191 041925019030  
RUNZHEIMER PARK LLC  
C/O MOTUS LLC  
1 BEACON ST, FLOOR 15  
BOSTON MA 02108

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

**Location of Property/Legal Description**  
RUNZHEIMER PKWY

Sec. 25, T4N, R19E  
PT SE1/4 CSM #2309 V7P126 LOT 3 FROM 191041925019000 IN  
01 FOR 02 ROLL \*\*TOTAL ACRES\*\* 1.32  
1.320 ACRES

Please inform County of address changes.

Drainage District Notification: \$138.22

ASSESSED VALUE	ASSESSED VALUE	TOTAL ASSESSED	AVERAGE ASSMT.	NET ASSESSED	NET PROPERTY TAX
LAND	IMPROVEMENTS	VALUE	RATIO	VALUE RATE	
45,000	0	45,000	0.957814314	0.01559341	701.72
					FARM #1 DRAINAGE 138.22
					(Does NOT reflect credits)
ESTIMATED FAIR MARKET	ESTIMATED FAIR MARKET	TOTAL ESTIMATED	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
VALUE LAND	VALUE IMPROVEMENTS	FAIR MARKET VALUE			79.47
47,000	0	47,000			

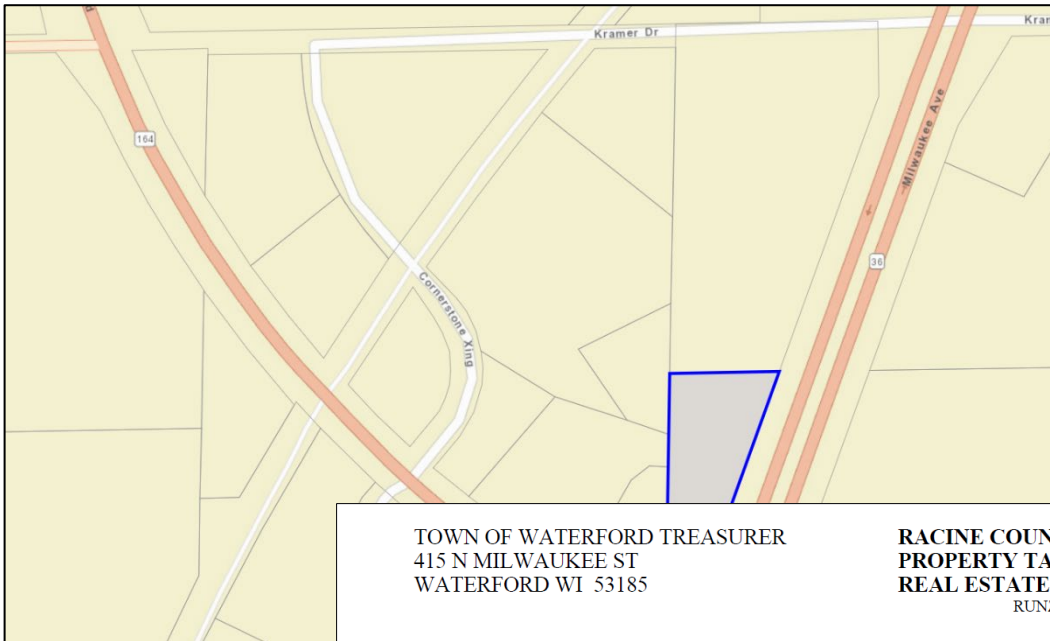
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
RACINE COUNTY	166,182	220,418	141.96	127.75	-10.0%
VILLAGE OF WATERFORD	417,744	615,842	203.38	174.10	-14.4%
WATERFORD ELEM	3,505,368	3,858,200	247.02	209.57	-15.2%
WATERFORD UNION HS	1,962,190	2,116,026	174.16	160.38	-7.9%
GATEWAY TEC VTAE	455,694	454,550	31.34	27.74	-11.5%
COUNTY HANDICAPPED	0	0	2.82	2.18	-22.7%
<b>TOTAL</b>	<b>6,507,178</b>	<b>7,265,036</b>	<b>800.68</b>	<b>701.72</b>	<b>-12.4%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>800.68</b>	<b>701.72</b>	<b>-12.4%</b>

**TOTAL DUE: \$839.94**  
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:  
**JANUARY 31, 2024**  
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.  
**Failure to pay on time. See reverse.**

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases							
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
WATERFORD UNION HS	906,865	53.47	2037				
WATERFORD ELEM	1,492,879	88.02	2031				

# PARCEL MAPS & REAL ESTATE TAX BILLS – ADDITIONAL PARCEL 2

(CONSERVANCY/WETLAND shown in pink on Certified Survey Map)



TOWN OF WATERFORD TREASURER  
415 N MILWAUKEE ST  
WATERFORD WI 53185

RACINE COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2023  
REAL ESTATE

RUNZHEIMER PARK LLC



666570/016 041925019001  
RUNZHEIMER PARK LLC  
C/O MOTUS LLC  
1 BEACON ST, FLOOR 15  
BOSTON MA 02108

Parcel Number: 016 041925019001  
Bill Number: 666570

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

**Location of Property/Legal Description**

28305 KRAMER DR  
Sec. 25, T4N, R19E  
20RD ON S SIDE NE1/4 SE1/4 N1/2SE1/4SE1/4 NW1/4 SE1/4 EXC  
STH 36 & CTH F EXC V124P58 V124P218 EXC LAND IN  
VILLAGE WATERFORD & EXC LAND E/HWY 36 FROM  
016041925019000 IN 00 FOR 01 ROLL \*\*TOTAL ACRES\*\* 2.63  
2.630 ACRES

Please inform County of address changes.

Drainage District Notification: No Assessment

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX	
1,800	0	1,800	0.865947450	0.01562803 <small>(Does NOT reflect credits)</small>	28.14	
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	* A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit		
4,200	0	4,200		4.06		
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE	
RACINE COUNTY	239,384	318,901	5.89	6.14	4.2%	
TOWN OF WATERFORD	284,884	474,333	4.60	4.80	4.3%	
WATERFORD ELEM	3,693,140	4,087,966	9.09	8.99	-1.1%	
WATERFORD UNION HS	2,826,514	3,061,469	6.40	6.88	7.5%	
GATEWAY TEC VTAE	656,423	657,644	1.20	1.23	2.5%	
COUNTY HANDICAPPED	0	0	0.11	0.10	-9.1%	
<b>TOTAL</b>	<b>7,700,345</b>	<b>8,600,313</b>	<b>27.29</b>	<b>28.14</b>	<b>3.1%</b>	
<b>FIRST DOLLAR CREDIT</b>			0.00	0.00	0.0%	
<b>LOTTERY AND GAMING CREDIT</b>			0.00	0.00	0.0%	
<b>NET PROPERTY TAX</b>			<b>27.29</b>	<b>28.14</b>	<b>3.1%</b>	
<b>FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases</b>						
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
WATERFORD ELEM	1,581,784	4.46	2031			
WATERFORD UNION HS	1,312,054	2.71	2037			

**TOTAL DUE: \$28.14**  
FOR FULL PAYMENT, PAY TO LOCAL  
TREASURER BY:  
**JANUARY 31, 2024**  
**Warning:** If not paid by due dates,  
installment option is lost and total tax is  
delinquent subject to interest and, if  
applicable, penalty.  
**Failure to pay on time. See reverse.**

# PROPERTY PHOTOS - EXTERIOR



Pond/Conservancy View



Hwy 36 Monument Sign



Main Entry Experience



View from Hwy 36



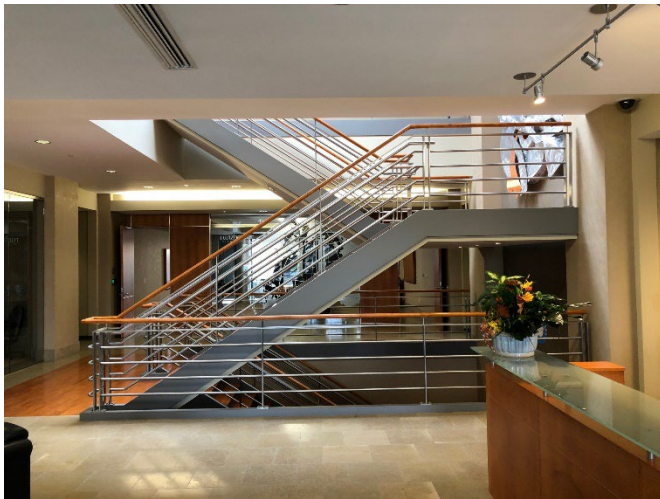
View from South

# PROPERTY PHOTOS - EXTERIOR

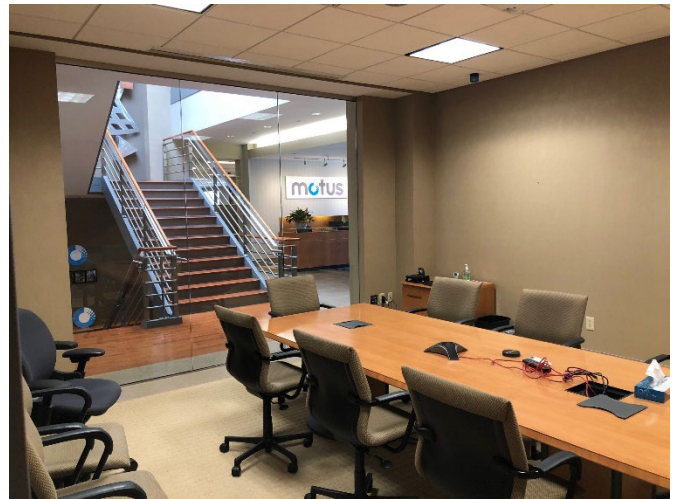


1 RUNZHEIMER PARKWAY  
VILLAGE OF WATERFORD, WI

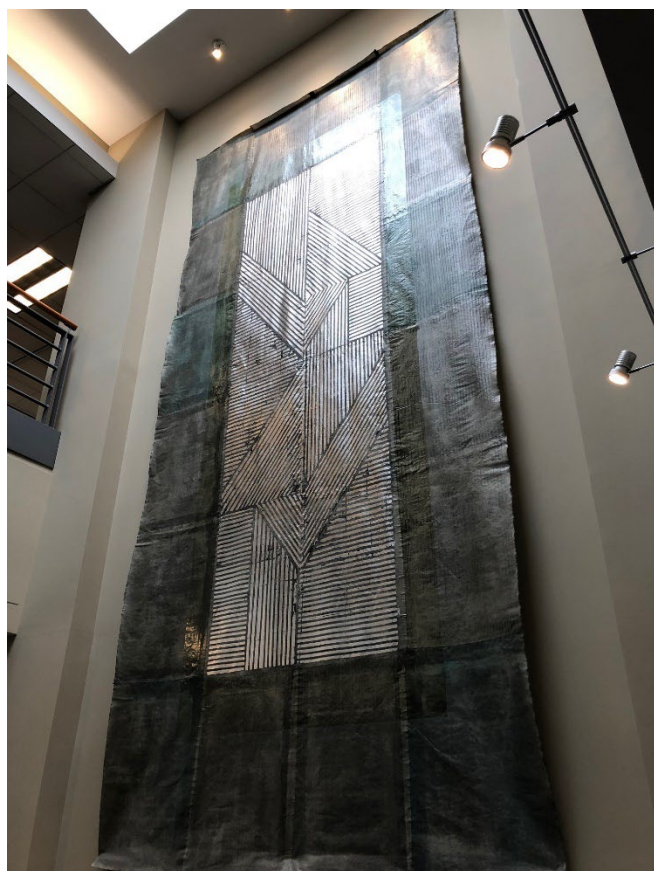
# PROPERTY PHOTOS – INTERIOR WHEN FULLY OCCUPIED (existing conditions may be different than shown)



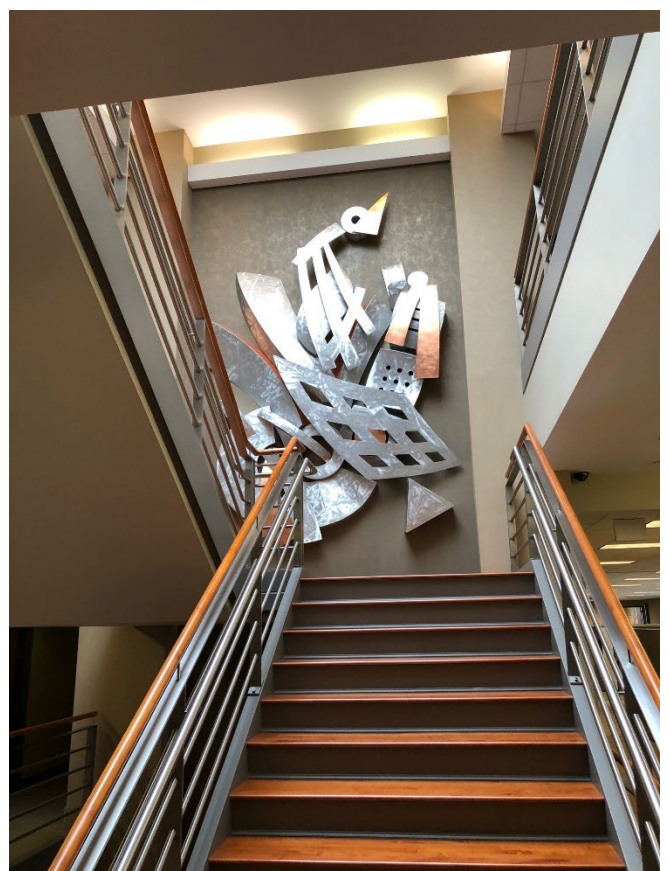
Atrium Stairway – Main/Lobby Level



Small Conference Room - Lobby



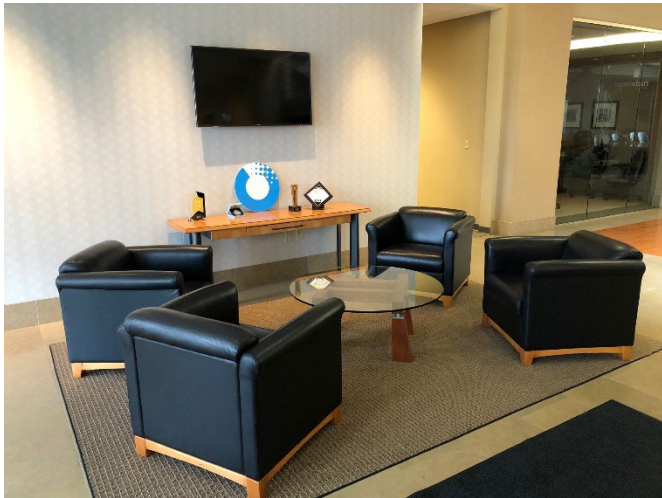
Artwork – Atrium Stairway at 2<sup>nd</sup>



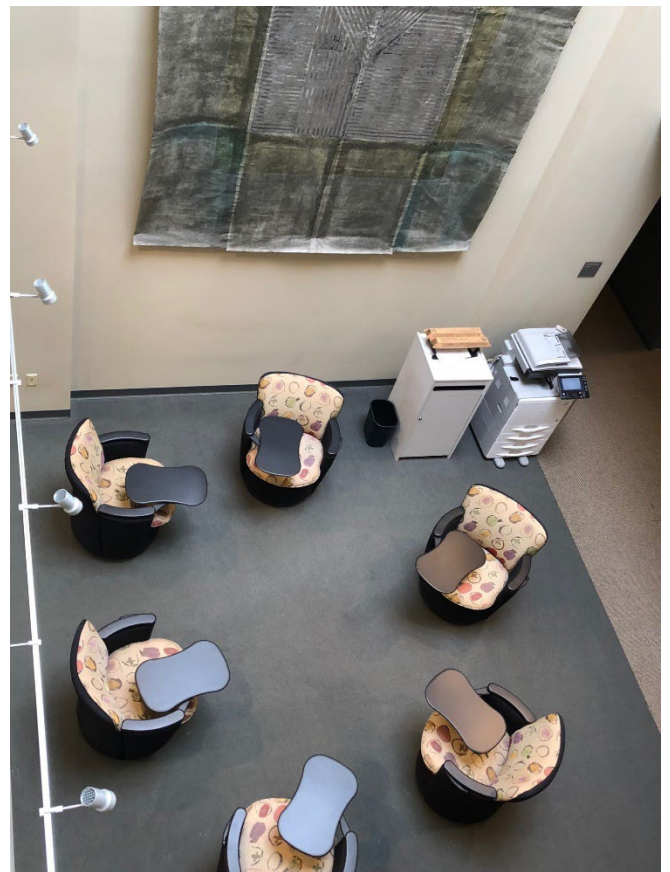
Artwork – Atrium Stairway at 1<sup>st</sup>

# PROPERTY PHOTOS – INTERIOR WHEN FULLY OCCUPIED

(existing conditions may be different than shown)



Typical Break-Out Lounge Areas (above & to right)



Break Out/Lounge Area



Typical Open Office Area





# PROPERTY PHOTOS – INTERIOR WHEN FULLY OCCUPIED

(existing conditions may be different than shown)



Typical Open Office Area



Passenger Elevator

# PROPERTY PHOTOS – INTERIOR WHEN FULLY OCCUPIED

(existing conditions may be different than shown)



Lobby Entry Reception



Fitness Room



Board Room



Cafeteria & Vending



Main File & Storage Room



Secured Data Center

# PROPERTY PHOTOS – SELECTED MECHANICALS



81 Kw Spectrum Brand Generator



Water Softening System



Fire System Panel



Silent "Intruder" Light System

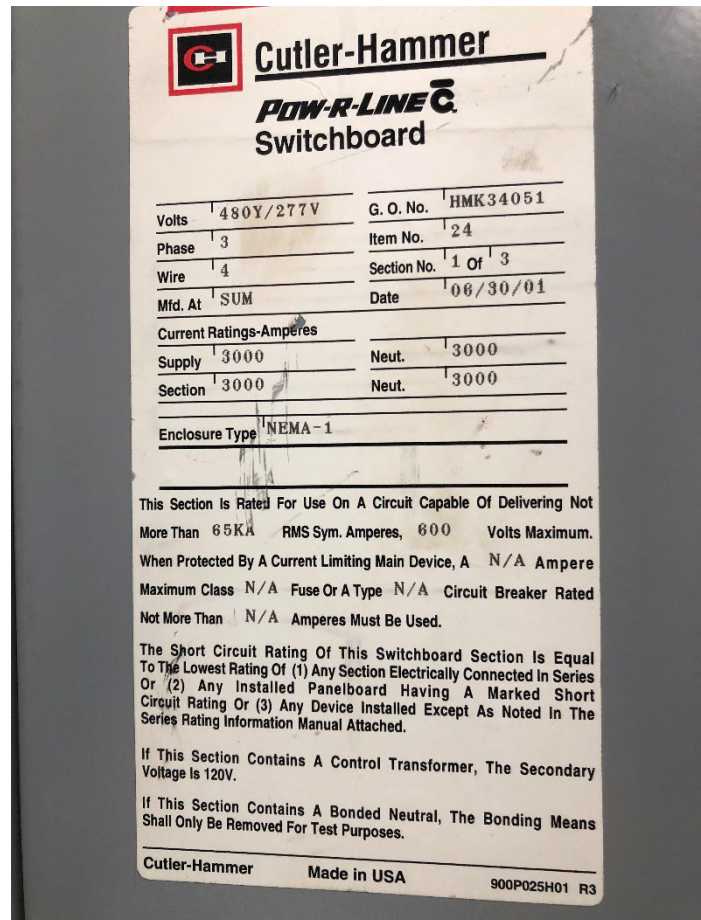
Fire Protection Main Valves



# PROPERTY PHOTOS – SELECTED MECHANICALS



Main Electrical Switch Panels



Electrical Service Specifications

# VILLAGE OF WATERFORD

# WATERFORD OVERVIEW

Waterford is a pleasant community located along the Fox River in western Racine County in southeast Wisconsin. In the middle of a rich farming community, the village was the hub of commerce and continues to grow its industrial, manufacturing, retail and service. Its name reflects the area where early settlers forded the river with livestock and wagons carrying raw materials and goods to and from markets.

The village was incorporated in 1906 and covers over 2 square miles and has a population of over 5,400 people. It is a community rich in small town charm and large city opportunities. Located just 30 minutes from Racine, Kenosha and Milwaukee and one hour from Chicago and Madison, Waterford enjoys the best that both small town and big city has to offer.



The Village of Waterford boasts of many things including wonderful community events such as the River Rhythms outdoor summer music series along the shores of the Fox River, the annual Balloon Fest of hot air balloons, the River Art Walk showcasing the work of local artists, along with the activities surrounding all season holiday festivities.

Recreational activities abound, from organized sports teams to water recreation on the Fox River including motorized boating to canoe and kayak adventures from the headwaters of the Fox River in Waukesha County through Waterford, Rochester, and Burlington to the Illinois state line. Enjoying time on the Fox may find you watching an eagle soar; deer, otter, beaver or red fox

visiting for a drink or a frolic; see the swans, herons, egrets, geese ducks, sandpipers or cranes making their home on the river; or try throwing a line in to catch a couple of the many fish such as walleye, northern pike, pan fish and more making their way down the river.

Waterford has a Fire and EMS department that provides paramedic level service, the only department to do so in the area. Police services are provided by the Town of Waterford, continuing the Village's mission to keep the safety and protection of its citizens and visitors at the forefront.

Families often choose Waterford for the excellent schools, recognized education leaders and top-rated status in the State of Wisconsin. Waterford Union High School has just over 1,000 students and is ranked 32nd of 423 high schools, in the 88th percentile. Along with excellent public schools, parents can choose a private parochial school and from several preschool and day care options.



Waterford proudly claims a rich history of community commitment to philanthropy and caring for one another. Ten Club Park was founded by business leaders who donated the park land to the village. The giving continues as volunteers contribute to the good of the community with many hours donated to the events and activities that make Waterford a destination for families, singles, and seniors.

# DEMOGRAPHICS



## Demographic Report

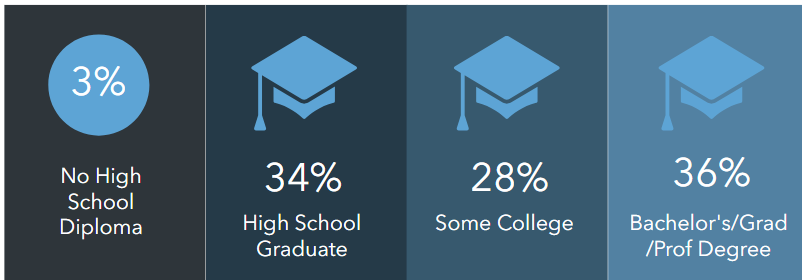
1 Runzheimer Pkwy, Waterford, Wisconsin, 53185

	1 mile	3 miles	5 miles
<b>Population</b>			
2023 Total Population	2,207	12,726	22,251
2028 Projected Total Population	2,186	12,726	22,052
2010 Total Population	2,249	12,125	21,747
2000 Total Population	2,181	10,809	19,638
2023 Total Daytime Population	1,782	9,315	15,006
2023-2028 Projected Annual Growth Rate	-0.2%	0.0%	-0.2%
2010-2020 Annual Growth Rate	-0.3%	0.3%	0.2%
2023 Median Age	43.2	44.5	44.8
<b>Income</b>			
2023 Median Household Income	\$84,669	\$99,053	\$100,499
2023 Average Household Income	\$108,954	\$123,132	\$126,880
2023 Per Capita Income	\$46,999	\$49,161	\$50,007
2023 Households Earning \$100,000+	39.9%	49.5%	50.4%
<b>Households</b>			
2023 Total Households	948	5,072	8,776
2028 Projected Total Households	947	5,133	8,804
2010 Total Households	917	4,628	8,147
2000 Total Households	844	3,940	6,994
2023-2028 Projected Annual Growth Rate	0.0%	0.2%	0.1%
2010-2020 Annual Growth Rate	-0.3%	0.3%	0.2%
2023 Average Household Size	2.3	2.5	2.5
<b>Housing</b>			
2023 Total Housing Units	1,040	5,427	9,334
2023 Occupied Housing Units: Owner	71.3%	83.2%	84.6%
2023 Occupied Housing Units: Renter	28.7%	16.8%	15.4%
2023 Vacant Housing Units	8.9%	6.5%	6.0%
2023 Median Home Value	\$398,707	\$353,229	\$356,539
<b>Race and Origin</b>			
2023 African American/Black Population	0.1%	0.3%	0.3%
2023 American Indian/Alaska Native Population	0.1%	0.2%	0.2%
2023 Asian Population	0.9%	0.7%	0.7%
2023 Pacific Islander Population	0.1%	0.0%	0.0%
2023 White Population	92.6%	93.2%	93.1%
2023 Other Race Population	1.2%	1.0%	0.9%
2023 Population of Two or More Races	5.2%	4.6%	4.8%
2023 Hispanic Population (Any Race)	5.0%	4.2%	4.1%
<b>Occupation and Education</b>			
2023 White Collar Population	56.4%	60.6%	58.6%
2023 Population with Bachelor's Degree or Higher	35.6%	36.8%	34.8%
2023 Unemployment Rate	1.6%	1.5%	1.6%

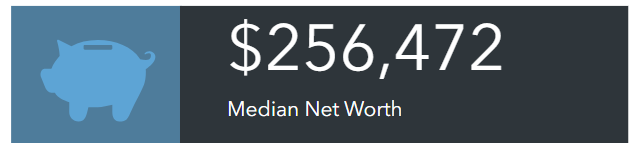
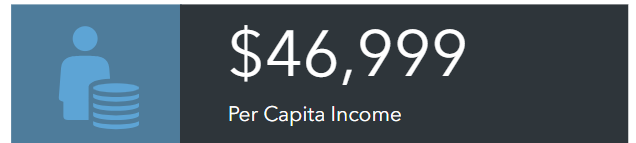
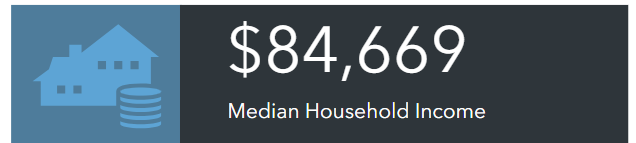
Source: Esri, Esri-Data Axle, U.S. Census

# KEY FACTS – 1 MILE

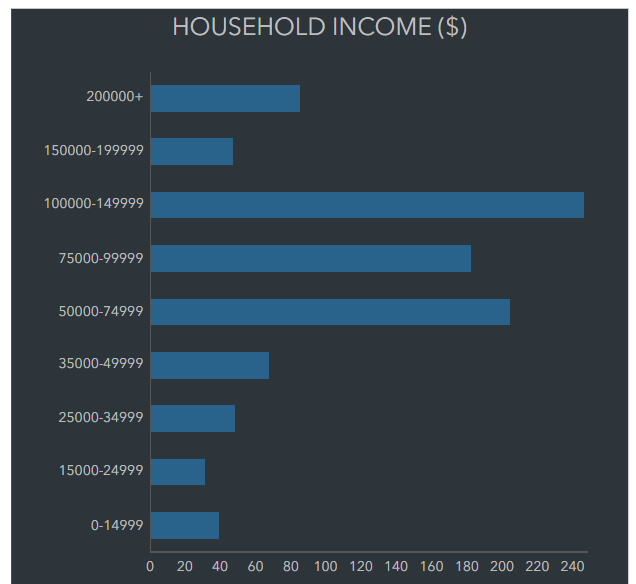
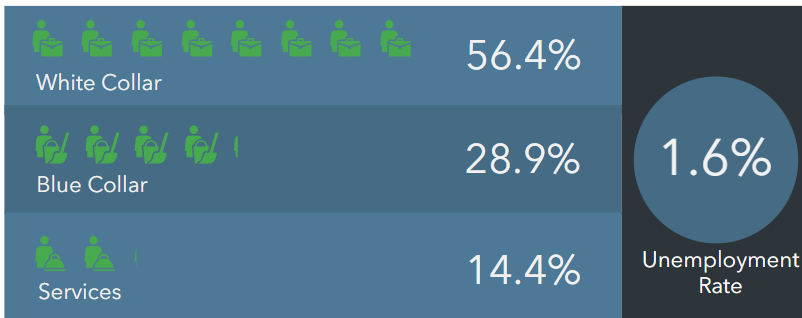
## EDUCATION



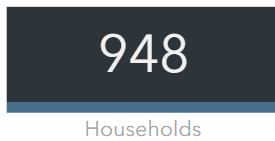
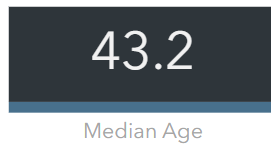
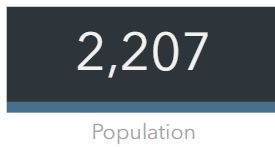
## INCOME



## EMPLOYMENT



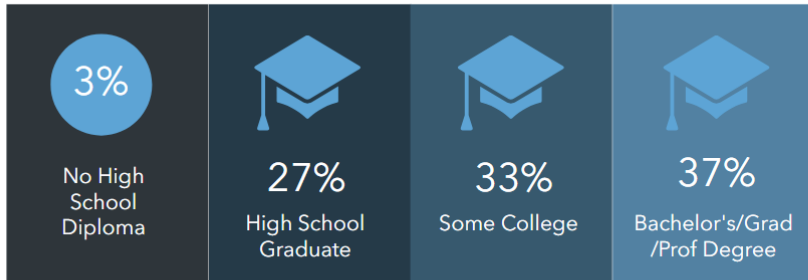
## KEY FACTS



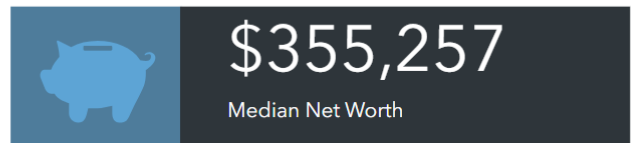
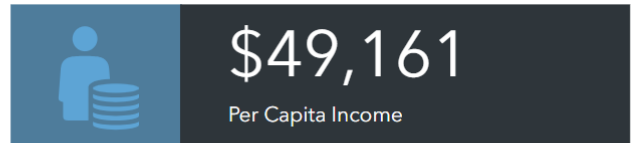
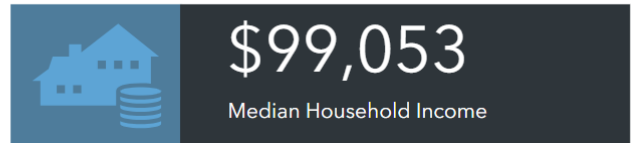


# KEY FACTS – 3 MILES

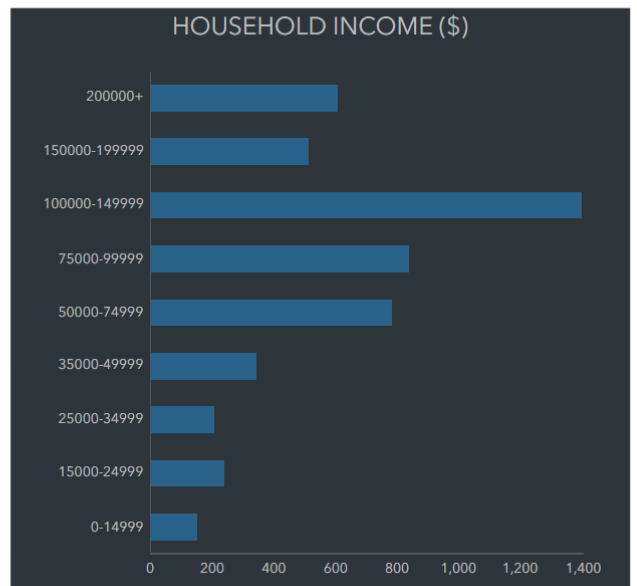
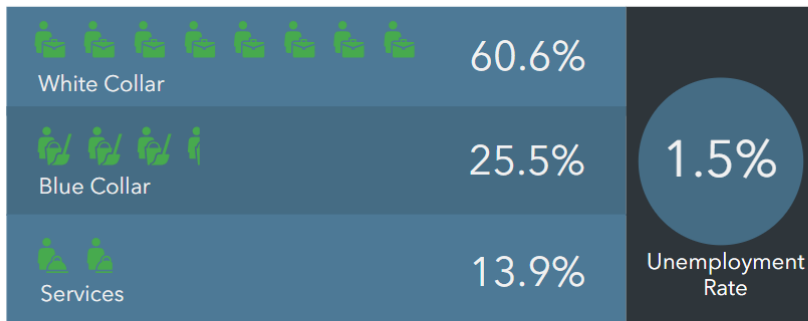
## EDUCATION



## INCOME



## EMPLOYMENT



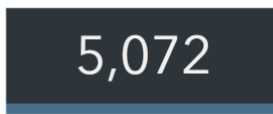
## KEY FACTS



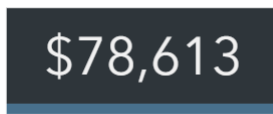
Population



Median Age



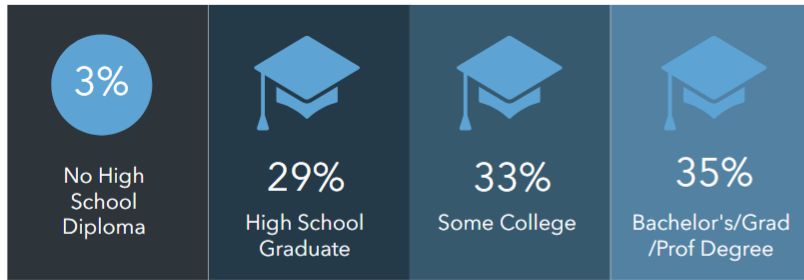
Households



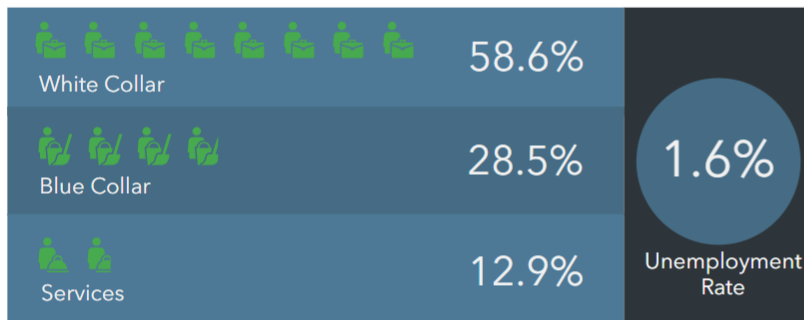
Median Disposable Income

# KEY FACTS – 5 MILES

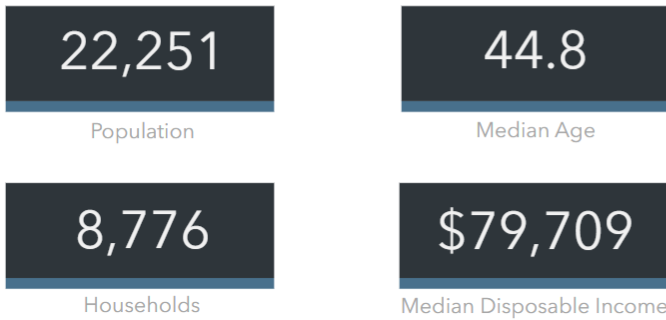
## EDUCATION



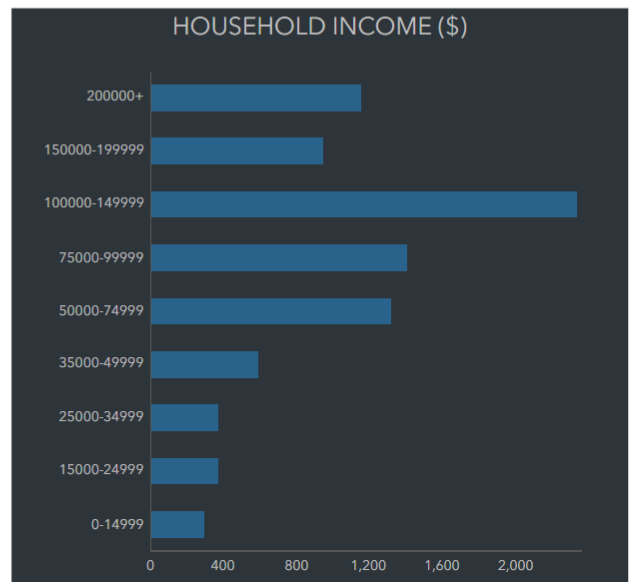
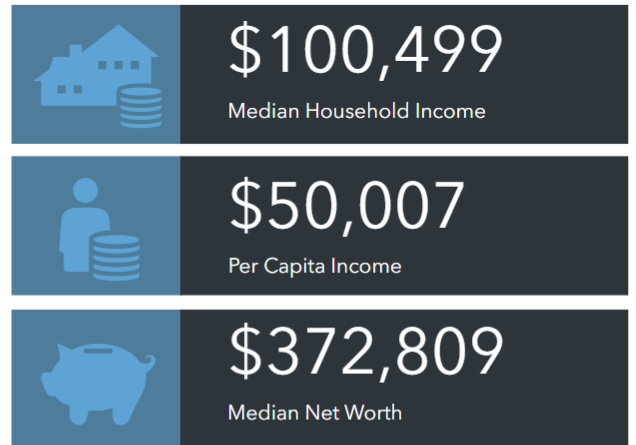
## EMPLOYMENT



## KEY FACTS



## INCOME

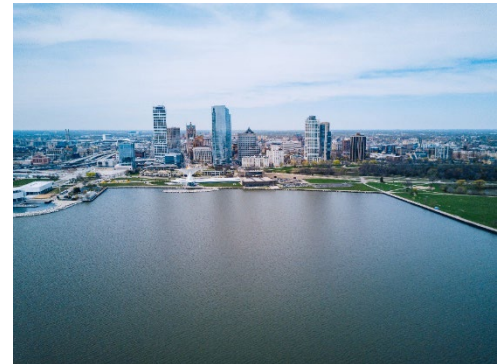


# MILWAUKEE OVERVIEW

Milwaukee is the largest city in the state of Wisconsin and the fifth-largest city in the Midwestern United States. The seat of the eponymous county, it is on Lake Michigan's western shore. Ranked by estimated 2014 population, Milwaukee was the 31st largest city in the United States. The city's estimated population in 2017 was 595,351. Milwaukee had grown to become one of the largest cities in the United States. Its population peaked at 741,324. In 1960, the Census Bureau reported city's population as 91.1% white and 8.4% black.

By the late 1960s, Milwaukee's population had started to decline as people moved to suburbs, aided by federal subsidies of highways. They moved to take advantage of new housing. Milwaukee had a population of 636,212 by 1980, while the population of the overall metropolitan area increased. Given its large immigrant population and historic neighborhoods, Milwaukee avoided the severe declines of some of its fellow "rust belt" cities.

Since the 1980s, the city has begun to make strides in improving its economy, neighborhoods, and image, resulting in the revitalization of neighborhoods such as the Historic Third Ward, Lincoln Village, the East Side, and more recently Walker's Point and Bay View, along with attracting new businesses to its downtown area. These efforts have substantially slowed the population decline and have stabilized many parts of Milwaukee.



Milwaukee was once the home to four of the world's largest beer breweries (Schlitz, Blatz, Pabst, and Miller), and was the number one beer producing city in the world for many years. Despite the decline in its position as the world's leading beer producer after the loss of two of those breweries, Miller Brewing Company remains a key employer by employing over 2,200 of the city's workers. Because of Miller's position as the second-largest beer-maker in the U.S., the city remains known as a beer town. The city and surrounding areas are seeing a resurgence in microbreweries, nanobreweries and brewpubs with the craft beer movement.

Three beer brewers with Wisconsin operations made the 2009 list of the 50 largest beer makers in the United States, based on beer sales volume. Making the latest big-breweries list from Wisconsin is MillerCoors at No. 2. MillerCoors is a joint venture formed in 2008 by Milwaukee-based Miller Brewing Co. and Golden, Colorado-based Molson Coors Brewing Company. The Minhas Craft Brewery in Monroe, Wisconsin, which brews Huber, Rhinelander and Mountain Crest brands, ranked No. 14 and New Glarus Brewing Company, New Glarus, Wisconsin, whose brands include Spotted Cow, Fat Squirrel and Uff-da, ranked No. 32.

*Happy Days* and *Laverne and Shirley*, two sitcoms that aired on ABC in the 1970s and 1980s, were set in Milwaukee, and often used the Milwaukee breweries as a backdrop for the storyline.

Milwaukee is the home to the international headquarters of six Fortune 500 companies: Johnson Controls, Northwestern Mutual, Manpower, Rockwell Automation, Harley-Davidson and Joy Global. Other companies based in Milwaukee include Briggs & Stratton, Alliance Federated Energy, Marshall & Ilsley (acquired by BMO Harris Bank in 2010), Hal Leonard, Wisconsin Energy, the American Society for Quality, A. O. Smith, Rexnord, Master Lock, American Signal Corporation, GE Healthcare Diagnostic Imaging and Clinical Systems and MGIC Investments. The Milwaukee metropolitan area ranks fifth in the United States in terms of the number of Fortune 500 company headquarters as a share of the population. Milwaukee also has a large number of financial service firms, particularly those specializing in mutual funds and transaction processing systems, and a number of publishing and printing companies.

In the early 21st century, the city is undergoing its largest construction boom since the 1960s. Major new additions to the city in the past two decades include the Milwaukee Riverwalk, the Wisconsin Center, Miller Park, an expansion to the Milwaukee Art Museum, Milwaukee Repertory Theater, and Pier Wisconsin, as well as major renovations to the UW-Milwaukee Panther Arena. The Fiserv Forum opened in late 2018.

Source: <https://en.wikipedia.org/wiki/Milwaukee>

# WESTERRA BUSINESS CAMPUS SITE MAP & AVAILABLE SITES

The Runzheimer International Ltd property is located in the Westerra Business Campus, in Waterford, Wisconsin. The property's "front and center" location is at the northernmost entry into the village along Highway 36 and represents an important "first impression" of the Village. Please note the parcel map below at present is a mix of developed and vacant parcels and is shown for general reference and orientation purposes only.



# VILLAGE & COUNTY RESOURCES & WEB LINKS

## VILLAGE OF WATERFORD (WATERFORDWI.ORG)

### Business Resources

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- [Waterford Area Chamber of Commerce](#)
- [Absolutely Waterford - Main Street Program](#)
- [Guide to Starting a Business in Waterford](#)
- [Curb Appeal Facade Improvement Grant Program](#)
- [RCEDC Summary of Services](#)
- [Racine County Economic Development Corporation \(RCEDC\)](#)
- [Business Lending Partners - Wisconsin SBA 504 Lender](#)
- [Racine County - Doing Business in Racine County](#)
- [Southeastern Wisconsin Regional Planning Commission](#)
- [Wisconsin Economic Development Corporation](#)
- [Wisconsin Women's Business Initiative](#)
- [UW-Parkside Small Business Development Center](#)
- [Wisconsin Innovation Service Center](#)
- [WI Alcohol & Tobacco Laws for Retailers](#)
- [Small Business Administration](#)
- [How to Write a Business Plan](#)
- [SCORE - Mentors to America's Small Business](#)

VISION OF WATERFORD – 2018 MASTER PLAN UPDATE (available at the Village website in downloadable PDF form)

# ECONOMIC DEVELOPMENT INCENTIVES

Economic development incentives may be available from the Village of Waterford and/or Racine County. For further information, please contact the following government representatives:

Village of Waterford: Zeke Jackson  
Village Administrator  
123 N. River Street  
Waterford, WI 53185  
O: 262.534.3980  
M: 920.421.4457  
E: [zjackson@waterfordwi.org](mailto:zjackson@waterfordwi.org)

Racine County Economic  
Development Corporation: Laura Million  
Business Development Manager  
2320 Renaissance Boulevard  
Sturtevant, WI 53177  
O: 262.898.7530  
M: 262.676.9575  
E: [lmillion@rcedc.org](mailto:lmillion@rcedc.org)