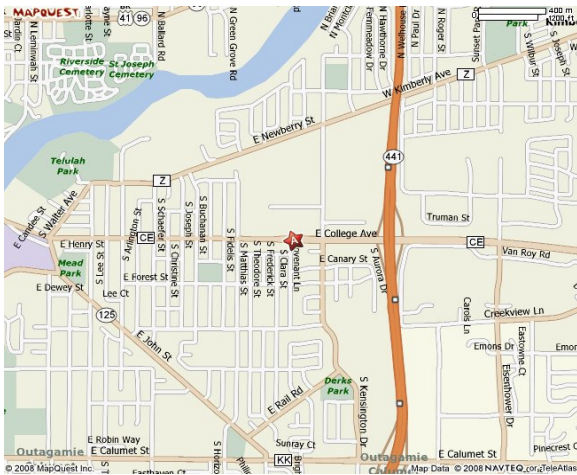


INVESTMENT PROPERTY-SALE

**KENSINGTON PLACE DEVELOPMENT
3000 & 3020 EAST COLLEGE AVENUE**

APPLETON, WISCONSIN



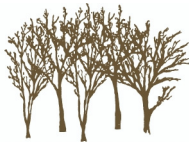
	3000 E College Ave	3020 E College Ave	Outlot
Lot Size:	349,678 square feet or 8.03 acres		16,315 square feet, or 0.37 acres
Building Size:	42,740 square feet	2 Bldgs: 16,515 sq ft	Vacant Land
Sales Price:	\$ 4,850,000.00		
2018 Taxes:	\$ 94,075.16		
Zoning:	C-2, General Commercial District		
Parking Lot:	New Parking Lot in 2018.		
Roof:	New Roof in 2017.		
Features:	Net Operating Income at full occupancy is approximately \$461,000.00 prior to management fees.		

Brokers and Consultants to the Business Community

3305C North Ballard Road
Appleton, WI 54911

Phone (920) 739-0101 Fax (920) 739-1366

www.rolliewinter.com



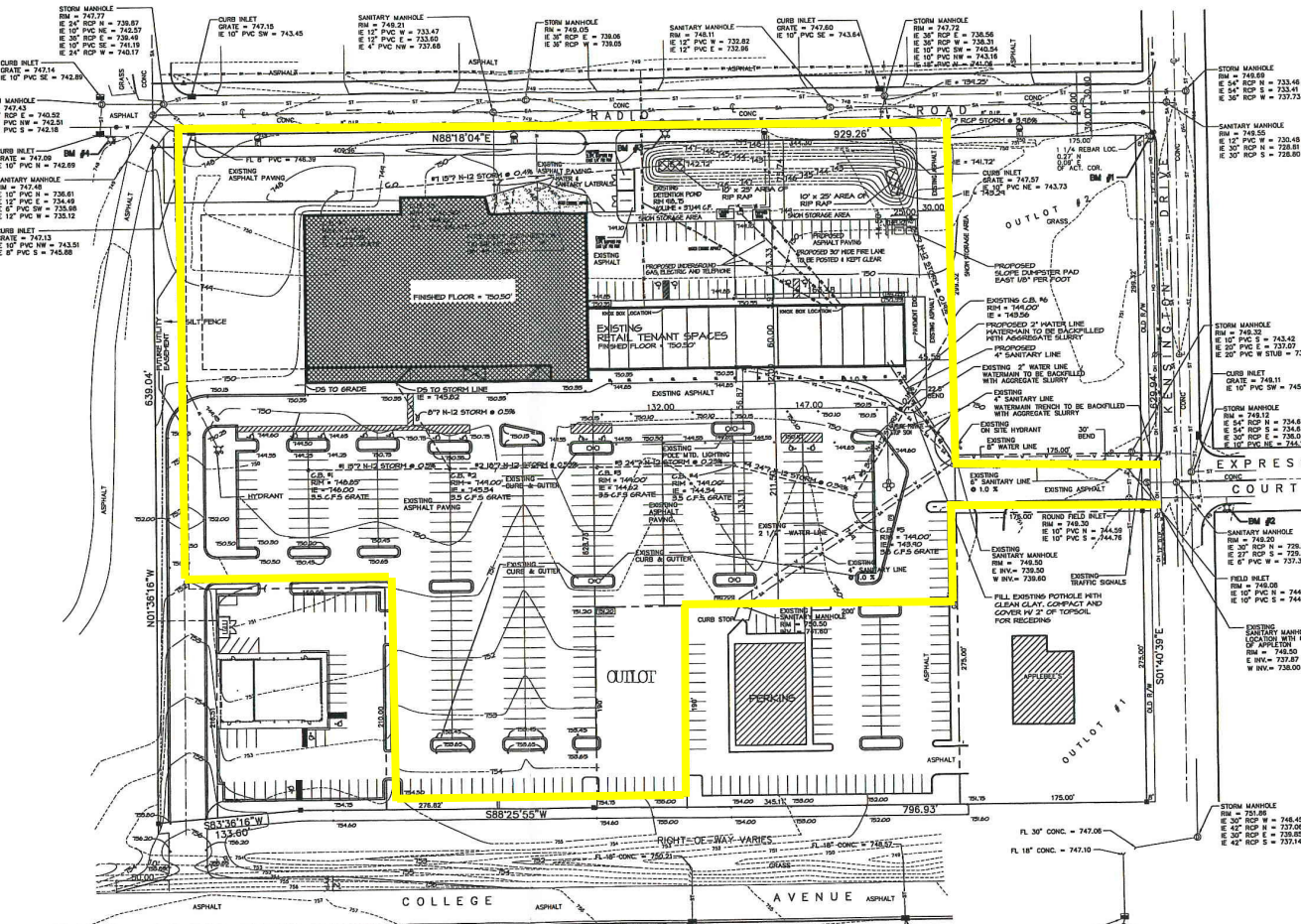
**ROLLIE WINTER &
ASSOCIATES, LTD.**

Showings are to be arranged through Rollie Winter & Associates, Ltd., by appointment only. This information was obtained from sources deemed to be accurate and reliable, but is not guaranteed and is subject to correction.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	Traffic Count:	23,600 aadt on College Avenue
2018 POPULATION	9,461	83,830	159,456		
AVERAGE HOUSEHOLD INCOME	\$75,803	\$74,056	\$76,649		

- LEGEND**
- OVERHEAD UTILITY LINES
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - FUTURE CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - SANITARY MANHOLE
 - STORM MANHOLE
 - ROUND FIELD INLET
 - CURB INLET
 - SQUARE FIELD INLET
 - WATER MAIN VALVE
 - POWER & LIGHT POLE
 - POWER POLE
 - LIGHT POLE
 - CABLE TV PEDESTAL
 - ELECTRIC PEDESTAL
 - WATER SERVICE VALVE
 - FIRE HYDRANT
 - 3/4" REBAR FOUND IN PLACE
 - 1" IRON PIPE FOUND IN PLACE



NOTE:
 AN AVERAGE OF 18" OF TOP SOIL THROUGHOUT THE SITE.

NOTE:
 EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
 LOCATED SURVEY AND TITLE SEARCH HAVE NOT BEEN AUTHORIZED AND THE BOUNDARY AND ELEVATIONS SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

BENCHMARKS

- BM #1 - HYDRANT AT KENSINGTON DRIVE AND RADIO ROAD ELEV. = 753.02
- BM #2 - HYDRANT AT KENSINGTON DRIVE AND EXPRESS CT. ELEV. = 753.13
- BM #3 - FIRST HYDRANT WEST OF KENSINGTON DRIVE ON SOUTH SIDE RADIO ROAD ELEV. = 758.20
- BM #4 - HYDRANT AT N.W. CORNER OF PARCEL AT DRIVE TO NEAR E. RADIO STATION AT END OF RADIO RD. ELEV. = 756.65

* TOP OF HYDRANT STRUCTURE (NOT TOP OF HUT).

PARKING SUMMARY (NOT INCLUDING PERKILL TRUFFYS AND APPLIFFES)

GROCERY SITE DATA

GROCERY BUILDING AREA	42300 S.F.
BUILDING AFTER ADDITION	56396 S.F.
NUMBER OF PARKING SPACES	285 STALLS PLUS 7 H.C. STALLS
PARKING REQUIRED BY CODE	225 STALLS

EXISTING RETAIL SITE DATA

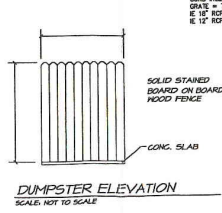
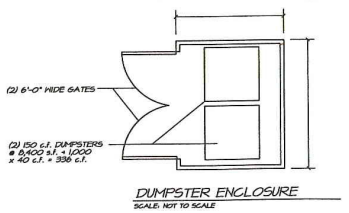
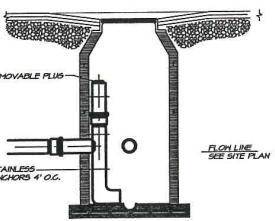
RETAIL BUILDING AREA	8400 S.F.
NUMBER OF PARKING SPACES	84 STALLS PLUS 4 H.C. STALLS
PARKING RATIO	4.00 STALLS / 1000 S.F.
PARKING REQUIRED BY CODE	84 STALLS

RETAIL SITE DATA

RETAIL BUILDING AREA	8400 S.F.
NUMBER OF PARKING SPACES	84 STALLS PLUS 4 H.C. STALLS
NUMBER OF PARKING SPACES	84 STALLS PLUS 4 H.C. STALLS
PARKING RATIO	4.00 STALLS / 1000 S.F.
PARKING REQUIRED BY CODE	84 STALLS

FULLY DEVELOPED SITE DATA

BUILDING AFTER ADDITION	56396 S.F.
EXISTING RETAIL BUILDING AREA	8400 S.F.
RETAIL BUILDING AREA	8400 S.F.
NUMBER OF PARKING SPACES	371 STALLS PLUS 10 H.C. STALLS
PARKING REQUIRED BY CODE	285 STALLS



DRAINAGE PLAN
 SCALE 1" = 50'-0"

ALL STORM SEWER AND CATCH BASINS SHOWN ARE EXISTING. NO ADDITIONAL STORM SEWER IS PROPOSED.
 ALL SANITARY SEWERS WITH MANHOLES AND WATER MAIN ARE EXISTING EXCEPT LATERALS NOTED AS PROPOSED.

Received for filing this 27th day of February A.D. 2008 at 10:47 o'clock A.M. 23.00
And filed in Volume 33 of Certified Survey Maps on page 5775, as number 5775, 13.00
James Flang by Nadia Strohmeier, Outagamie County Register of Deeds page 5775 (seven page)

CERTIFIED SURVEY MAP NO. 5775

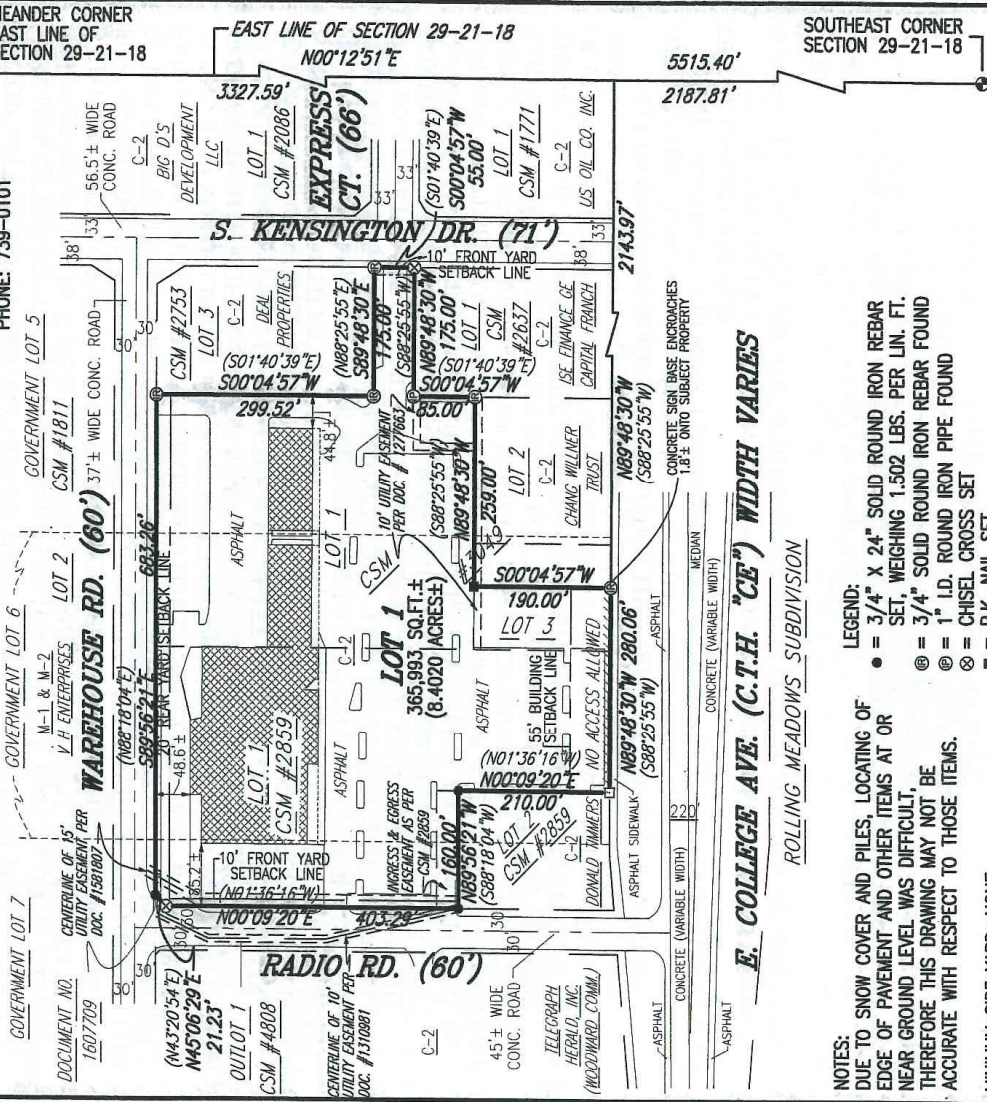
BEING ALL OF LOT 1 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 3049 AS RECORDED IN VOLUME 16 OF CERTIFIED SURVEY MAPS ON PAGE 3049 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2859 AS RECORDED IN VOLUME 15 OF CERTIFIED SURVEY MAPS ON PAGE 2859, ALL LOCATED IN GOVERNMENT LOTS 5, 6 AND 7, SECTION 29, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

GRAPHIC SCALE: 1" = 200'



OWNER & SUBDIVIDER:
KENSINGTON PLACE, LLC
C/O ROLLIE WINTER ASSOC.
3315A N. BALLARD ROAD
APPLETON, WISCONSIN 54911
PHONE: 739-0101

LOT COVERAGE:
LOT 1:
HARD SURFACE = 305,201 SQ.FT.± (83%)
GREEN AREA = 60,792 SQ.FT.± (17%)



E. COLLEGE AVE. (C.T.H. "CE") WIDTH VARIES

ROLLING MEADOWS SUBDIVISION

NOTES:
DUE TO SNOW COVER AND PILES, LOCATING OF EDGE OF PAVEMENT AND OTHER ITEMS AT OR NEAR GROUND LEVEL WAS DIFFICULT, THEREFORE THIS DRAWING MAY NOT BE ACCURATE WITH RESPECT TO THOSE ITEMS.

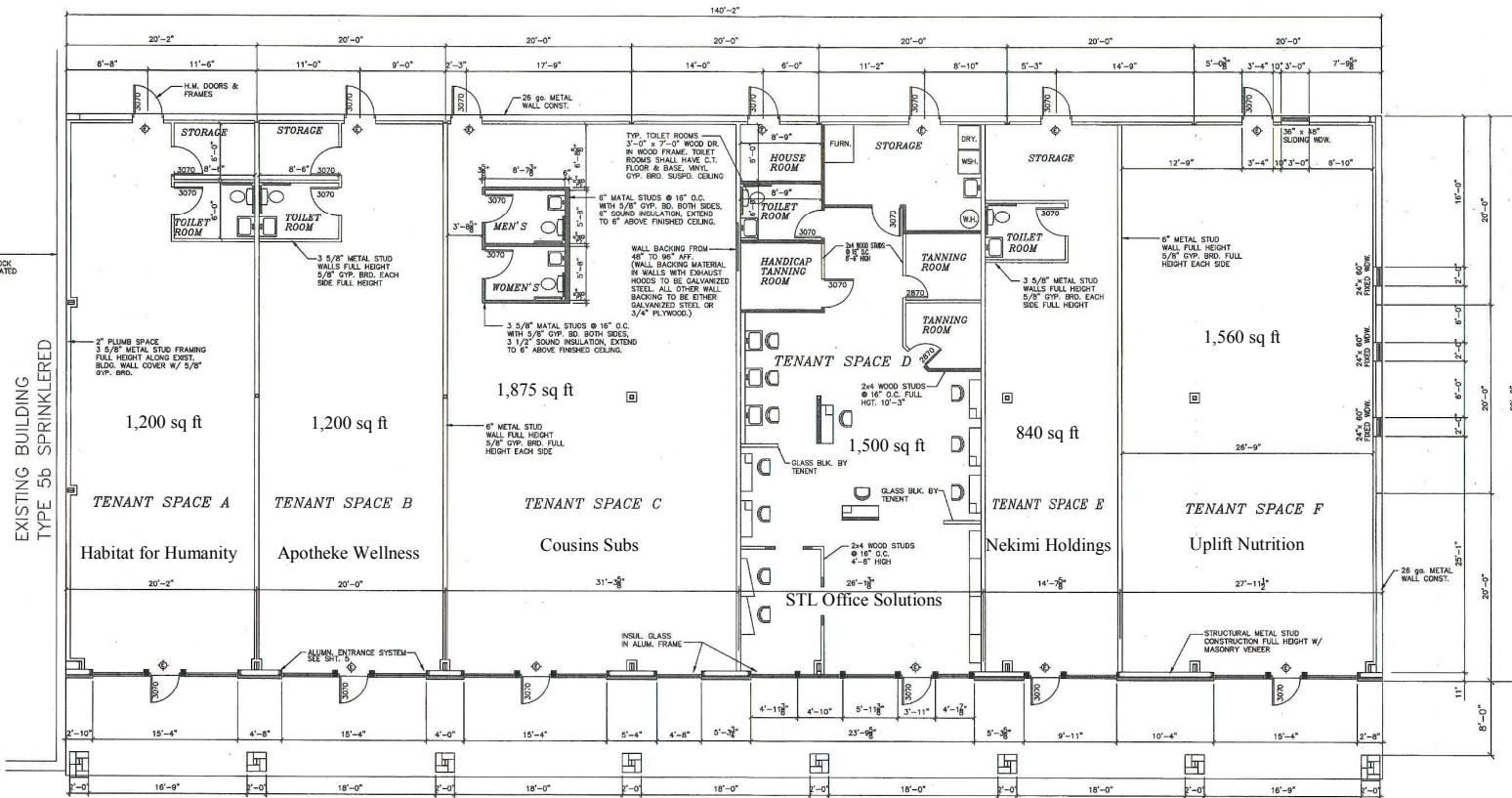
MINIMUM SIDE YARD: NONE
10 FEET IF ABUTTING A RESIDENTIALLY ZONED DISTRICT.

- LEGEND:
- = 3/4" X 24" SOLID ROUND IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
 - ⊙ = 3/4" SOLID ROUND IRON REBAR FOUND
 - ⊗ = 1" I.D. ROUND IRON PIPE FOUND
 - ⊕ = CHISEL CROSS SET
 - = P.K. NAIL SET
 - = P.K. NAIL FOUND
 - ⊖ = 1 1/4" SOLID ROUND IRON REBAR FOUND
 - = RECORDED AS BEARING AND/OR DISTANCE



Robert F. Reider 2-1-08
ROBERT F. REIDER, RLS-1251
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A9312.5-08 (sp-bw) 2-1-08
DRAFTED BY: DGV

NORTH IS REFERENCED TO THE EAST LINE OF SECTION 29, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS N00°12'51"E PER THE OUTAGAMIE COUNTY COORDINATE SYSTEM.



FLOOR PLAN
SCALE: 3/16" = 1'-0"

RETAIL TENANT ALTERATION TO BE SUBMITTED AT LATER DATE.

ESTABLISHED 1950

CONSOLIDATED CONSTRUCTION COMPANY, INC.

CONSULTING ARCHITECTS & ENGINEERS

DESIGNERS • GENERAL CONTRACTORS • BUILDERS

PROPOSED BUILDING FOR:

KENSINGTON PLACE

APPLETON, WISCONSIN

DATE: 11-14-97

BY: J. MILLER

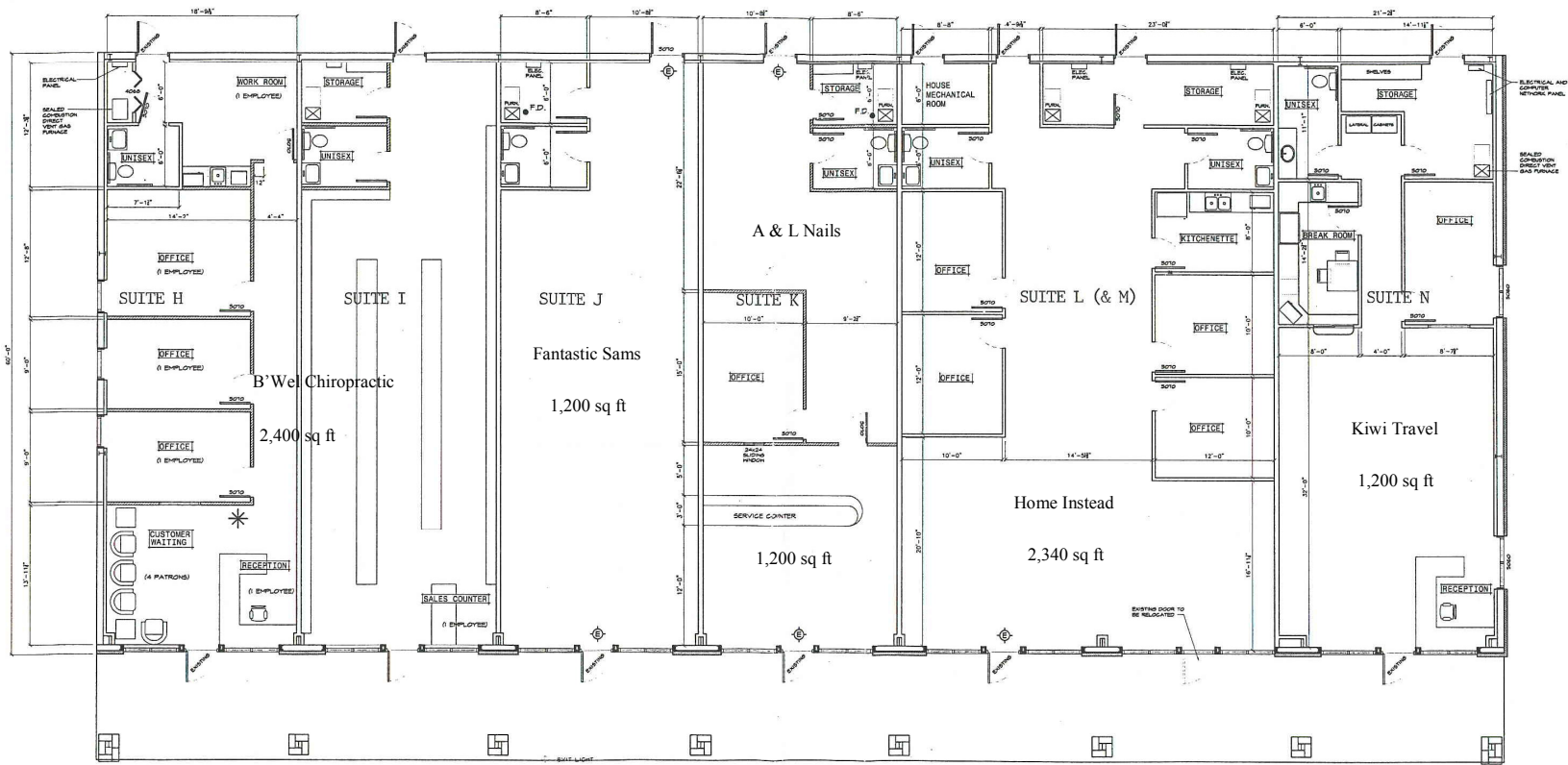
REVISIONS:

NO.	DATE	DESCRIPTION
1	11-14-97	ISSUED FOR PERMIT
2	11-14-97	ISSUED FOR PERMIT

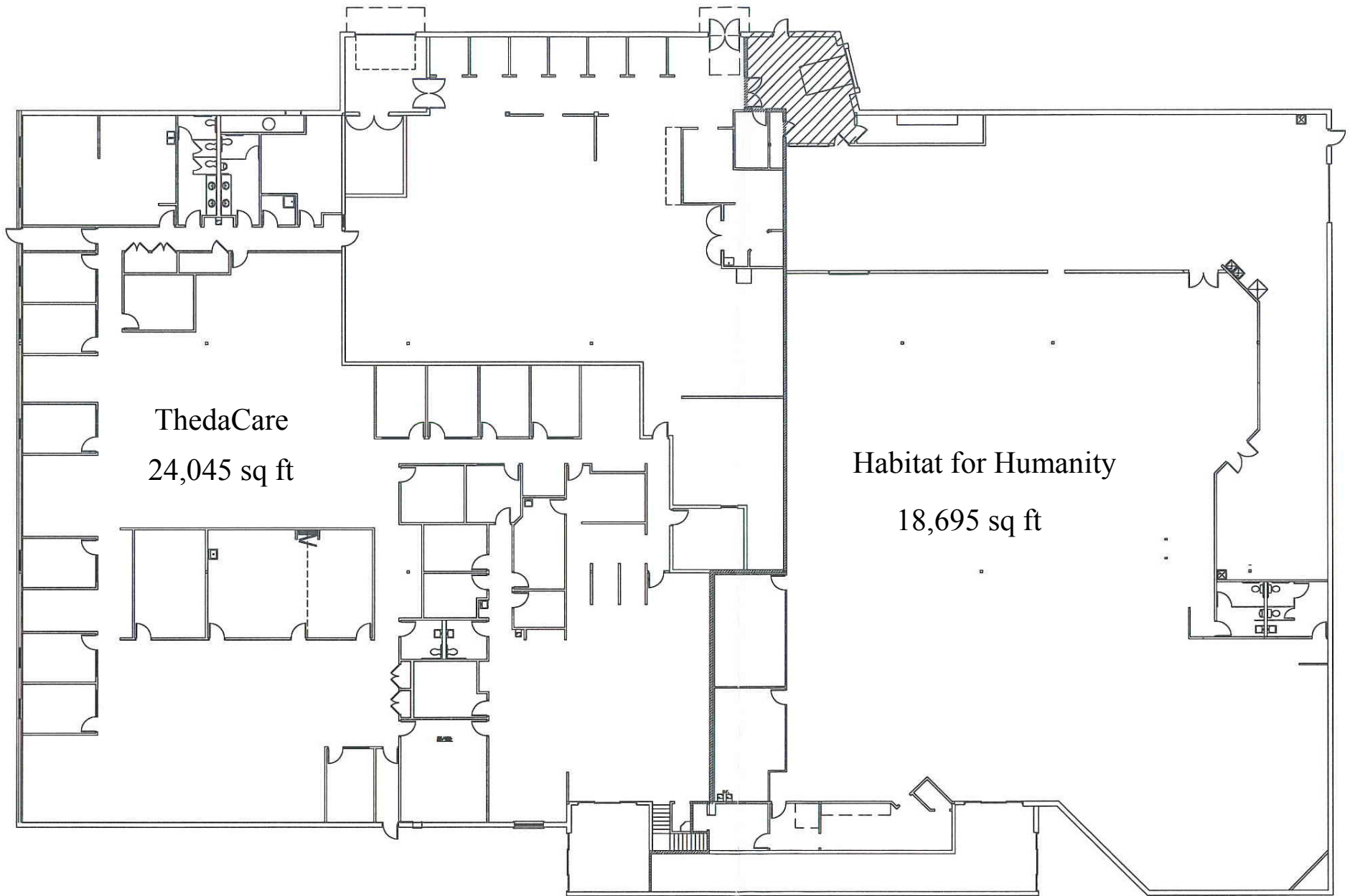
APPLETON, WISCONSIN 54915
TEL (920) 842-9774
FAX (920) 738-3933

AND: N. ROMANOW
APPLETON, WISCONSIN 54915
TEL (920) 842-9774
FAX (920) 738-3933

C:\Users\jml\Documents\2025-03.dwg Pln Job 23 06.15.23 098



COMPOSITE FLOOR PLAN
SCALE: 3/16"=1'-0"



ThedaCare
24,045 sq ft

Habitat for Humanity
18,695 sq ft

3000 WEST COLLEGE AVENUE
APPLETON, WISCONSIN

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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Drafted by Attorney Debra Peterson Conrad

Rollie Winter & Associates, Ltd, 3305C North Ballard Road, Appleton WI 54911
Christopher Winter

Phone: 920/739-0101

Fax: 920/739-1366

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Form