

**1100 W 20th Ave**

Oshkosh, WI 54902

**Class B Office Building of 4,758 SF Sold on 11/10/2023 for \$650,000 - Public Record**

buyer

**Housing Authority Of City Of Oshkosh**

seller

**Community First Credit Union**



vital data

Escrow/Contract:	-	Sale Price:	<b>\$650,000</b>
Sale Date:	<b>11/10/2023</b>	Status:	-
Days on Market:	<b>281 days</b>	Building SF:	<b>4,758 SF</b>
Exchange:	<b>No</b>	Price/SF:	<b>\$136.61</b>
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	<b>32,670</b>	Actual Cap Rate:	-
Acres:	<b>0.75</b>	Down Pmnt:	-
\$/SF Land Gross:	<b>\$19.90</b>	Pct Down:	-
Year Built, Age:	<b>2000 Age: 23</b>	Doc No:	<b>000001913724</b>
Parking Spaces:	-	Trans Tax:	-
Parking Ratio:	-	Corner:	<b>No</b>
FAR:	<b>0.15</b>	Zoning:	<b>NMUPD</b>
Lot Dimensions:	-	Percent Improved:	<b>83.9%</b>
Frontage:	-	Submarket:	-
Tenancy:	-	Map Page:	-
Comp ID:	<b>6565781</b>	Parcel No:	<b>13-07120000</b>
		Property Type:	<b>Office</b>

income expense data

Listing Broker

**Thomas James Real Estate LLC**  
2390 State Road 44  
Oshkosh, WI 54904  
(920) 379-0744  
Tom Scharpf

Buyer Broker

financing

**501 Doctors Ct**

Oshkosh, WI 54901

**Class C Medical Building of 12,329 SF Sold on 7/13/2022 for \$1,750,000 - Research Complete**

buyer

seller

**Stephen & Lynn Dudley**  
**503 DOCTORS Ct**  
**Oshkosh, WI 54901**  
**(920) 236-3540**

## vital data

Escrow/Contract:	-	Sale Price:	<b>\$1,750,000</b>
Sale Date:	<b>7/13/2022</b>	Status:	<b>Full Value</b>
Days on Market:	<b>211 days</b>	Building SF:	<b>12,329 SF</b>
Exchange:	<b>No</b>	Price/SF:	<b>\$141.94</b>
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	<b>74,923</b>	Actual Cap Rate:	-
Acres:	<b>1.72</b>	Down Pmnt:	-
\$/SF Land Gross:	<b>\$23.36</b>	Pct Down:	-
Year Built, Age:	<b>1985 Age: 37</b>	Doc No:	-
Parking Spaces:	<b>60</b>	Trans Tax:	-
Parking Ratio:	<b>4.87/1000 SF</b>	Cornr:	<b>No</b>
FAR:	<b>0.16</b>	Zoning:	<b>Commercial</b>
Lot Dimensions:	-	No Tenants:	<b>1</b>
Frontage:	-	Percent Improved:	<b>89.1%</b>
Tenancy:	-	Submarket:	-
Comp ID:	<b>6080027</b>	Map Page:	-
		Parcel No:	<b>915-19110800</b>
		Property Type:	<b>Office</b>

## income expense data

## Listing Broker

**Colliers**  
**4321 W College Ave**  
**Appleton, WI 54914**  
**(920) 739-5300**  
**Nick Salm**

## Buyer Broker

## financing

## prior sale

Date/Doc No:	<b>6/14/2021</b>
Sale Price:	-
CompID:	<b>5670622</b>

**141 N Sawyer St**

Oshkosh, WI 54902

**Class C Office Building of 3,400 SF Sold on 4/15/2022 for \$365,000 - Public Record**

buyer

**Tedd Properties Llc  
623 E Tallgrass Dr  
Appleton, WI 54913**

seller

**Oshkosh Attorneys Properties**

## vital data

Escrow/Contract:	-	Sale Price:	<b>\$365,000</b>
Sale Date:	<b>4/15/2022</b>	Status:	<b>Confirmed</b>
Days on Market:	<b>326 days</b>	Building SF:	<b>3,400 SF</b>
Exchange:	<b>No</b>	Price/SF:	<b>\$107.35</b>
Conditions:	<b>Lease Option</b>	Pro Forma Cap Rate:	-
Land Area SF:	<b>16,553</b>	Actual Cap Rate:	-
Acres:	<b>0.38</b>	Down Pmnt:	-
\$/SF Land Gross:	<b>\$22.05</b>	Pct Down:	-
Year Built, Age:	<b>1970 Age: 52</b>	Doc No:	<b>000001880293</b>
Parking Spaces:	<b>20</b>	Trans Tax:	-
Parking Ratio:	<b>5.88/1000 SF</b>	Corner:	<b>No</b>
FAR:	<b>0.21</b>	Zoning:	<b>C2/UMU</b>
Lot Dimensions:	-	Percent Improved:	<b>78.5%</b>
Frontage:	-	Submarket:	-
Tenancy:	-	Map Page:	-
Comp ID:	<b>5964763</b>	Parcel No:	<b>906-08770200</b>
		Property Type:	<b>Office</b>

## income expense data

## Listing Broker

**Bechard Group Inc.**  
**517 N Westhill Blvd**  
**Appleton, WI 54914**  
**(920) 738-7100**  
**Steve Demcak, Tammy Balzar**

## Buyer Broker

## financing

## prior sale

Date/Doc No:	<b>2/9/2022</b>
Sale Price:	-
CompID:	<b>5940785</b>

**509 S Washburn St**

Oshkosh, WI 54904

**Class C Medical Building of 5,904 SF Sold on 7/22/2022 for \$770,000 - Public Record**

buyer

**Larjen LLC**  
3370 Collier Ct  
Oshkosh, WI 54904

seller

**Gt Realty Lic**  
5565 Old Field Rd  
Long Grove, IL 60047

## vital data

Escrow/Contract: -	Sale Price: <b>\$770,000</b>
Sale Date: <b>7/22/2022</b>	Status: <b>Full Value</b>
Days on Market: -	Building SF: <b>5,904 SF</b>
Exchange: <b>No</b>	Price/SF: <b>\$130.42</b>
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: <b>17,228</b>	Actual Cap Rate: -
Acres: <b>0.4</b>	Down Pmnt: -
\$/SF Land Gross: <b>\$44.69</b>	Pct Down: -
Year Built, Age: <b>1982 Age: 40</b>	Doc No: <b>1887400</b>
Parking Spaces: <b>48</b>	Trans Tax: <b>\$2,310</b>
Parking Ratio: <b>8.13/1000 SF</b>	Cornr: <b>No</b>
FAR: <b>0.34</b>	Zoning: <b>C-2</b>
Lot Dimensions: -	No Tenants: <b>1</b>
Frontage: -	Percent Improved: -
Tenancy: <b>Single</b>	Submarket: -
Comp ID: <b>6100918</b>	Map Page: -
	Parcel No: <b>906-14630000</b>
	Property Type: <b>Office</b>

## income expense data

## Listing Broker

## Buyer Broker

## financing

## prior sale

**1st Verve Credit Union**  
Bal/Pmnt: **\$725,156**Date/Doc No: **8/8/2014**  
Sale Price: **\$800,000**  
CompID: **3105374**

**2065 S Washburn St**

Oshkosh, WI 54904

**Class B Office Building of 4,000 SF Sold on 10/31/2022 for \$520,000 - Public Record**

buyer

**Diva Properties Llc**

seller

**Riviera Ventures Llc**

## vital data

Escrow/Contract:	-	Sale Price:	<b>\$520,000</b>
Sale Date:	<b>10/31/2022</b>	Status:	-
Days on Market:	-	Building SF:	<b>4,000 SF</b>
Exchange:	<b>No</b>	Price/SF:	<b>\$130.00</b>
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	<b>39,640</b>	Actual Cap Rate:	-
Acres:	<b>0.91</b>	Down Pmnt:	-
\$/SF Land Gross:	<b>\$13.12</b>	Pct Down:	-
Year Built, Age:	<b>1993 Age: 29</b>	Doc No:	<b>000001894087</b>
Parking Spaces:	<b>10</b>	Trans Tax:	-
Parking Ratio:	<b>2.5/1000 SF</b>	Cornr:	<b>No</b>
FAR:	<b>0.10</b>	Zoning:	<b>M-3</b>
Lot Dimensions:	-	No Tenants:	<b>1</b>
Frontage:	-	Percent Improved:	<b>79.4%</b>
Tenancy:	<b>Multi</b>	Submarket:	-
Comp ID:	<b>6215261</b>	Map Page:	-
		Parcel No:	<b>13-26040201</b>
		Property Type:	<b>Office</b>

## income expense data

## Listing Broker

## Buyer Broker

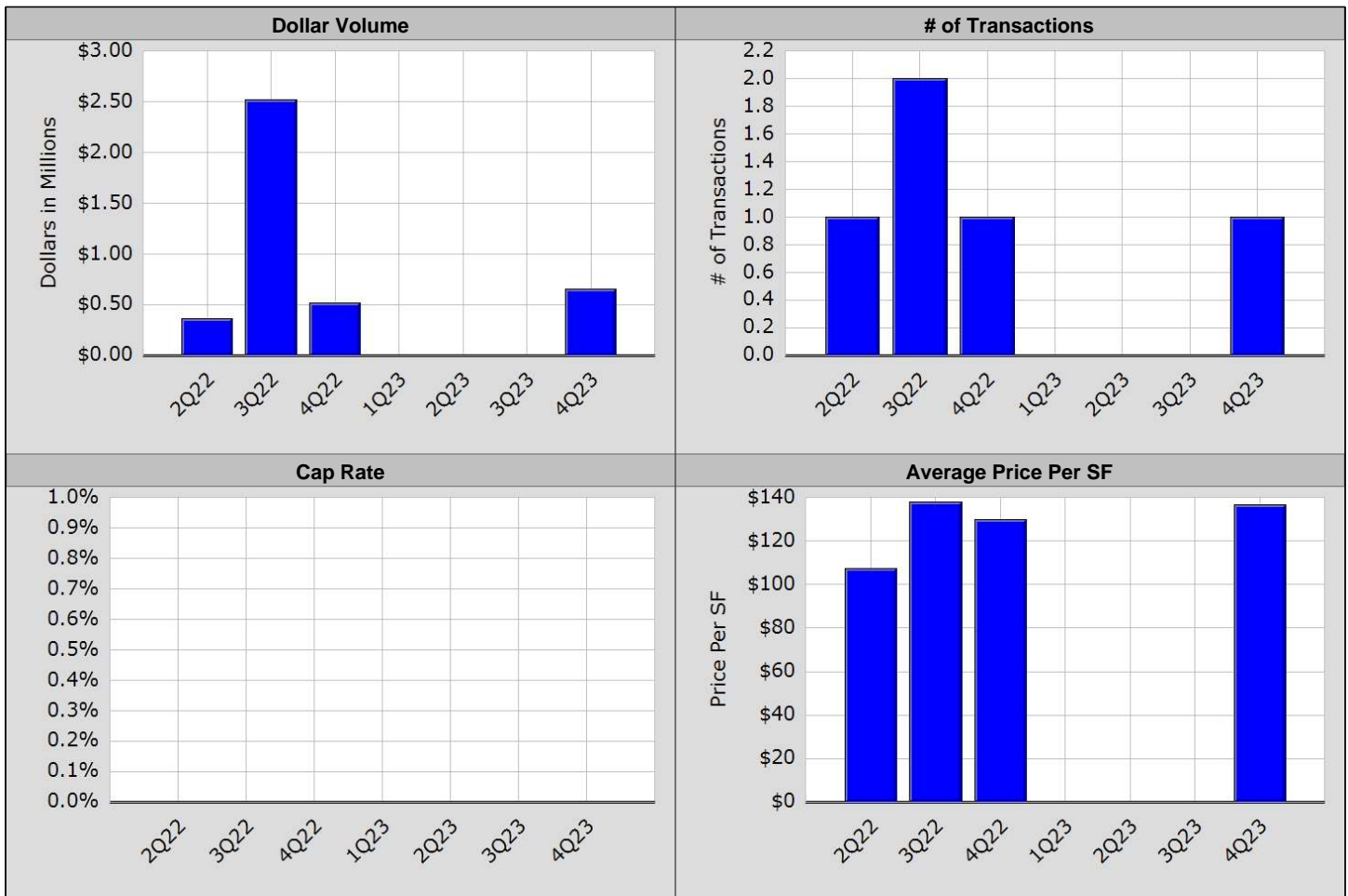
## financing

## prior sale

**1st Wisconsin Bank & Trust**  
Bal/Pmt: **\$424,000**

Date/Doc No: **4/30/2007**  
Sale Price: **\$420,000**  
CompID: **1320973**

# Trend Report



Report Time Frame: 4/1/2022 - 8/13/2024  
 Sale Date: from 8/13/2021

Legend:		Sold Transactions	
<b>Current Survey</b>			
Sold Transactions			
<b>Time Interval - Quarterly</b>			
Number of Transactions			5
Total Dollar Volume			\$4,055,000
Total Bldg Square Feet			30,391
Total Land in Acres			4.16
Total Land in SF			181,210
Average Price			\$811,000
Average Number of SF			6,078
Average Price Per Bldg SF			\$133.43
Median Price Per SF			\$130.42
Average Number of Acres			0.83
Average Number of SF(Land)			36,242
Average Price Per Unit			-
Median Price Per Unit			-
Average Number of Units			-
Actual Cap Rate			-

### Survey Criteria

basic criteria: Type of Property - **Office**; Price/SF - **\$100.00 - \$300.00 SF/Yr**; Sale Date - **from 8/13/2021**; Sale Status - **Sold**; Return and Search on Portfolio Sales as Individual Properties - **Yes**; Exclude Non-Arms Length Comps - **Yes**

geography criteria: Geography - **User Defined Search**

# Trend Report

	2Q22 04/1-6/30/22	3Q22 07/1-9/30/22	4Q22 10/1-12/31/22	4Q23 10/1-12/31/23
	Sold Transaction	Sold Transaction	Sold Transaction	Sold Transaction
Number of Transactions	1	2	1	1
Total Dollar Volume	\$365,000	\$2,520,000	\$520,000	\$650,000
Total Bldg Square Feet	3,400	18,233	4,000	4,758
Total Land in Acres	0.38	2.12	0.91	0.75
Total Land in SF	16,553	92,347	39,640	32,670
Average Price	\$365,000	\$1,260,000	\$520,000	\$650,000
Average Number of SF	3,400	9,117	4,000	4,758
Average Price Per Bldg SF	\$107.35	\$138.21	\$130.00	\$136.61
Median Price Per SF	\$107.35	\$136.18	\$130.00	\$136.61
Average Number of Acres	0.38	1.06	0.91	0.75
Average Number of SF(Land)	16,553	46,174	39,640	32,670
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Actual Cap Rate	-	-	-	-

## Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Sale Price	\$365,000	\$811,000	\$650,000	\$1,750,000	5
RBA	3,400 SF	6,078 SF	4,758 SF	12,329 SF	5
Price per SF	\$107.35	\$133.43	\$130.42	\$141.94	5
Actual Cap Rate	-	-	-	-	-
Days on Market	211	273	281	326	3
Sale Price to Asking Price Ratio	88.44%	94.41%	94.81%	100.00%	3
Totals					
Sold Transactions	Total Sales Volume: \$4,055,000		Total Sales Transactions:		5
Survey Criteria					
<p>basic criteria: Type of Property - <b>Office</b>; Price/SF - <b>\$100.00 - \$300.00 SF/Yr</b>; Sale Date - <b>from 8/13/2021</b>; Sale Status - <b>Sold</b>; Return and Search on Portfolio Sales as Individual Properties - <b>Yes</b>; Exclude Non-Arms Length Comps - <b>Yes</b></p> <p>geography criteria: Geography - <b>User Defined Search</b></p>					



