

Commercial Investment Real Estate For Sale
Evergreen Office Center – 550–638 Grand Canyon Drive, Madison, WI



List Price:
\$2,900.000

September, 2020
rent roll at
\$35,400/month
92% occupancy

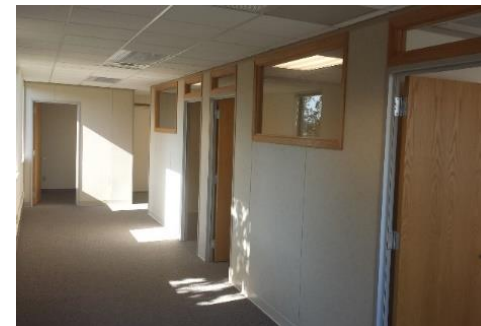


For more information, call
608-827-6867



Property features:

- Three, single story buildings with Beltline Hwy visibility
- Located on Madison West Side, close to West Towne Regional Mall
- 36,000 SF of retail, office & business services space, with individual storefront type entrances
- 2.88 acre property with about 130 parking spaces
- Most tenants pay gas and electric costs
- Recent improvements include new landscaping, façade improvements, 50+% of HVAC units replaced in last 3 years, newer parking lot & concrete improvements.



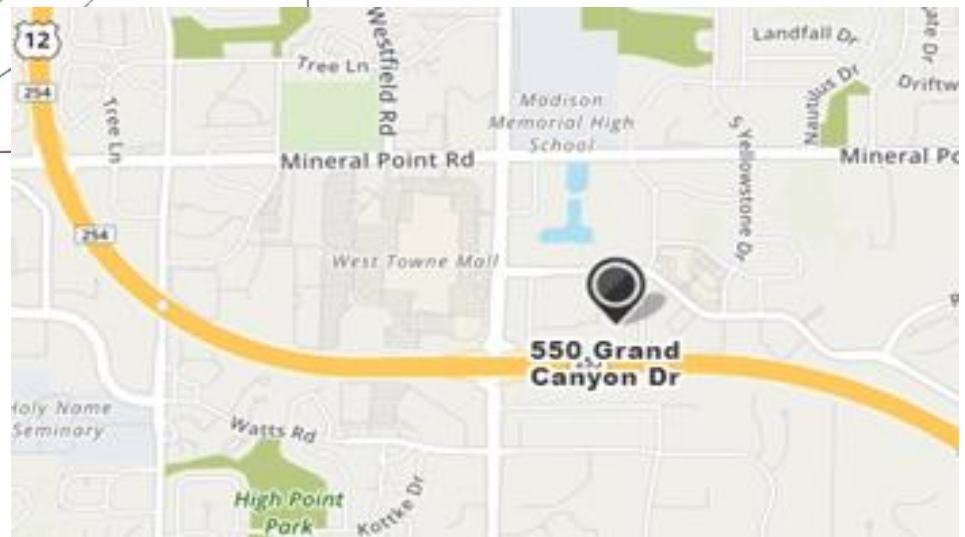
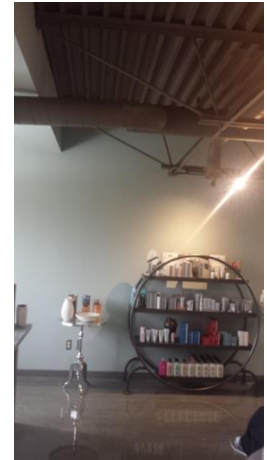
Site



Demographics										
										from Catalyst
Average HH Income				Projected HH Growth			As of 2000		% Growth	
	1 mile radius	\$ 76,252		1 mile radius - 2020		1,780		1,566		14.56%
	3 mile radius	\$ 85,037		3 mile radius - 2020		21,937		19,646		10.67%
	5 mile radius	\$ 89,730		5 mile radius - 2020		26,921		36,921		12.58%

Information was taken from reliable sources - but it is NOT guaranteed accurate. Interested parties are advised to verify all information.

Evergreen Office Center
Site Plan
Grand Canyon Drive, Madison, WI



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Profit & Loss Statements

			BUDGET
Item	2019	2018	2020
REVENUE	\$ 370,002	\$ 374,648	\$ 392,239
Snow & Landscape	by landlord	by landlord	\$ 6,250
Repairs & Maintenance	\$ 31,695	\$ 30,623	\$ 19,800
Utilities	\$ 25,929	\$ 37,130	\$ 27,300
Pest Control	\$ 7,882	\$ 1,714	\$ 630
Insurance	\$ 5,626	\$ 4,297	\$ 5,500
Supplies	\$ 10,298	\$ 14,010	\$ 7,000
Taxes	\$ 34,952	\$ 34,996	\$ 36,700
Trash	\$ 12,158	\$ 9,594	\$ 8,500
Janitorial	\$ 16,192	\$ 16,981	\$ 450
Misc	\$ 1,890	\$ 6,302	\$ 5,130
Management	\$ 46,265	\$ 27,338	\$ 31,390
Total Operating Expense	\$ 192,885	\$ 182,985	\$ 148,650
Costs Per SF	5.36	5.08	\$ 4.13
Net Operating Income	\$ 177,117	\$ 191,663	\$ 243,589
Capital Expenses	\$ 78,244	\$ 66,598	\$ 20,000

WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road
Madison, Wisconsin 53704

Helm Commercial Real Estate

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

- 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 a 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 **NON-CONFIDENTIAL 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 608-240-5830.
- 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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