



EXCLUSIVE
REAL ESTATE GROUP

FOR SALE

Luna Pet Resort

1050 Lillian St., Waunakee, WI



Business Overview:

This remarkable business with continued growth potential can be yours. You love dogs...you'll love this... This would be a great company to turn into a franchise opportunity!

The upscale Luna Pet Resort offers deluxe, cage free boarding suites for dogs. Their 5-Star reviews rave about the love and care of guests, facility, location, professionalism and value. The resort has been committed to the highest level of pampering, and personal service. It offers individualized attention, enrichment and loving care. A safe and nurturing environment is offered to all guests.

Luna Pet Resort opened in September 2019 and was booked with a waiting list, particularly on holidays that year. A majority of clients are established from word-of-mouth.

A Standard Operating Procedures Manual is available for new owners.

For more information:

Michael Brusca - Vice President of Brokerage • 608-698-4445 • mike@ereqwi.com



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Social Media Marketing:

Luna Pet Resort has a strong social media following and client engagement program. They currently have 534 Facebook followers and use the platform to post weekly updates that showcase new dog clients, share guest dog videos and promote special events, etc.



BUSINESS PROFILE



- ✓ Sale Price: \$150,000
- ✓ Space Size: 5,100/USF
- ✓ 5 Year Lease
- ✓ 40 Suites (43 Total)
- ✓ 3 Serenity Suites
- ✓ 3 Outdoor Play Yards
- ✓ Synthetic Turf
- ✓ Opened September 2019
- ✓ Employees In Place
- ✓ Five Star Reviews



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Photos



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Business Testimonials:

Carin S:

The VERY Best Pet Resort! Our pets get really excited every time they realize we're at Lunas! Treats, loving care, great space, wonderful play areas and updates throughout the stay!

Jim W:

First class service from the time we drop off our lady Blanche. It felt, looked and spelled like a spa. They keep us posted and updated with text messages all week long. More play and cuddle time than with any other boarding facility she's been to. A detailed report of what she did and the new friends she made was provided at pick up. She will be going back!

Collen C:

Words cannot describe how much I love Luna Pet Resort! A friend referred me to Luna and with our first visit, I was impressed with how much it didn't look like a typical kennel. The rooms look like rooms in a home. The dogs instantly felt comfortable walking around and loved everyone! I feel completely at ease about leaving our furry loved ones with Luna while we are away. I loved the daily updates. They received complimentary baths and their belongings were cleaned. We were treated like family and I strongly recommend Luna!

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Map



Luna Pet Resort
1050 Lillian St.
Waunakee, WI 53597



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**WISCONSIN REALTORS®
ASSOCIATION**
4801 Forest Run Road
Madison, WI 53704

**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 with 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.



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