

OFFERING MEMORANDUM SALE/LEASEBACK OPPORTUNITY

1839 COUNTY ROAD MM
FITCHBURG, WI 53575



Cory Lucke | Managing Partner

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OFFERING MEMORANDUM

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The Offering

Situated on 46 acres of farmland on the corner of US highway 14 and County Road MM. This ideal location is heavily trafficked with over 24,500 vehicles per day. The additional 35 acres of developable land is zoned Rural Development. This is a perfect opportunity to capitalize on the increased demand that Fitchburg has been achieving.

The offering consists of a portfolio of buildings that is made up of three separate buildings. The greenhouses/offices/showroom is roughly 25,000 s/f. The separate steel building is a 7,200 s/f, steel, Cleary designed and built building with three separate tenant spaces. The tiny home is a small 504 s/f home that is currently occupied.

The investment opportunity offers a strong current yield and upside through annual rent escalations, development opportunity, and 10 years of remaining lease duration.



Tenancy

Fitchburg Farms was originally started as a family run fall farm in 2013. Expanding to a full-scale 1/2 acre Garden Center in the spring of 2014 allowing them to provide a vast array of annuals, perennials, and other garden materials.

For further information visit:
<https://www.fitchburgfarms.com/>

Tenant list also includes:

- **Maplewood Tree Care** - Landscaping (Cleary Building)
- **Northview Farms** - Land lease
- **Ironside Farms** - Hemp Processing (Cleary Building)

Fitchburg Farms is the largest lease with a new 10 year lease with 3% escalators.

- Owner willing to provide up to 3 months security deposit as well as personal guarantee the lease.

Price: \$2,750,000 (CAP Rate = 7%)



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Fitchburg Farms

Property Overview

Address:	1839 County Road MM, Fitchburg, WI
Site Size: Building	46.2 acres
Age:	Completed in Phases: 2014, 2017, 2018
Building Size(s):	Greenhouse/Office - 25,920 S/F Hoophouse - 3,600 S/F Cleary Building - 7,200 S/F Tiny Home - 504 S/F Total S/F - 37,224 S/F
Expansion Capacity:	Remaining 35 acres zoned Rural Development
Parking Capacity:	45+ stalls
Structure: Exterior:	Galvanized steel infrastructure
Clear Height:	Polyethylene film
Electrical:	19 feet
Zoning:	800 Amp - 3 Phase
Overhead Doors:	Commercial, Agriculture, Ag Forest, Rural Dev. Cleary Building: (1) - 14'x14' Overhead (1) - 14'x16' Overhead Greenhouses: (1) 10'x12' Loading dock (1) 14'x14' Overhead door (3) 10'x10' Commercial glass doors



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	2021	2025	2030
RENTAL INCOME:	\$210,600	\$230,128	\$266,782
Expenses:	-	-	-
Taxes:	\$18,683	\$20,415	\$23,667
Net Operating Income:	\$191,917	\$209,713	\$243,115
Implied CAP Rate:	7.00%	7.62%	8.84%
FINANCING ASSUMPTIONS:			
Loan Amount @ 80%:	\$2,200,000	\$1,890,169	\$1,525,748
Cash Equity: Interest	\$550,000	\$550,000	\$550,000
Rate: Amortization:	3.25%	3.25%	3.25%
Annual Payment: Net	25	21	16
Cash Flow:	\$128,651	128,651	\$128,651
	\$63,266	\$81,062	\$114,464
Cash-on-Cash Yield	11.50%	14.73%	20.81%



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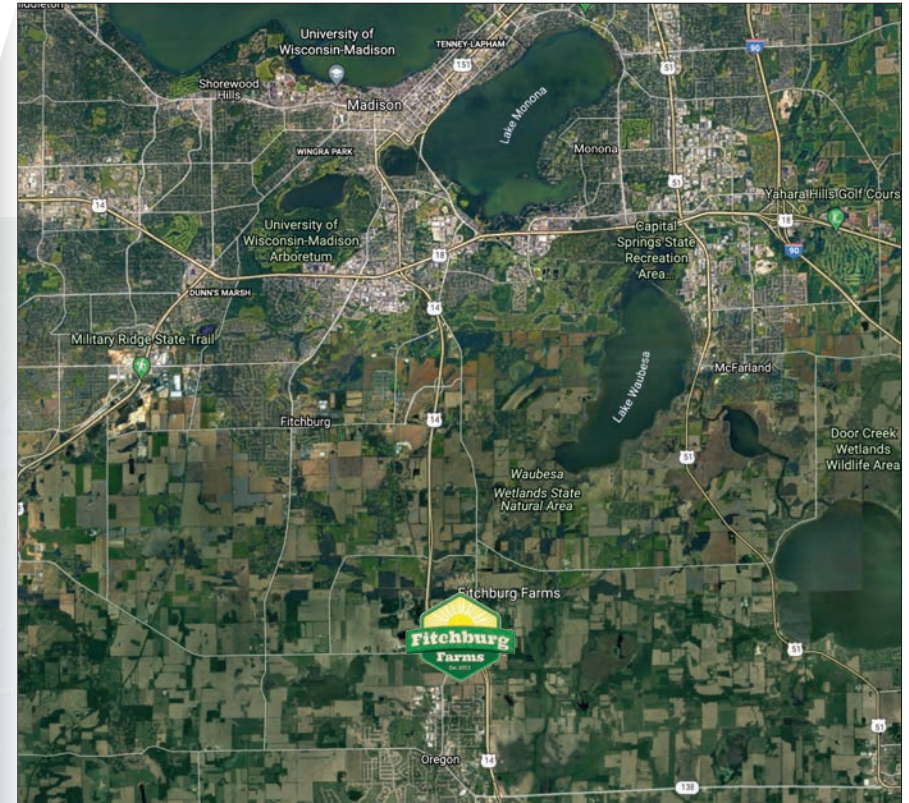
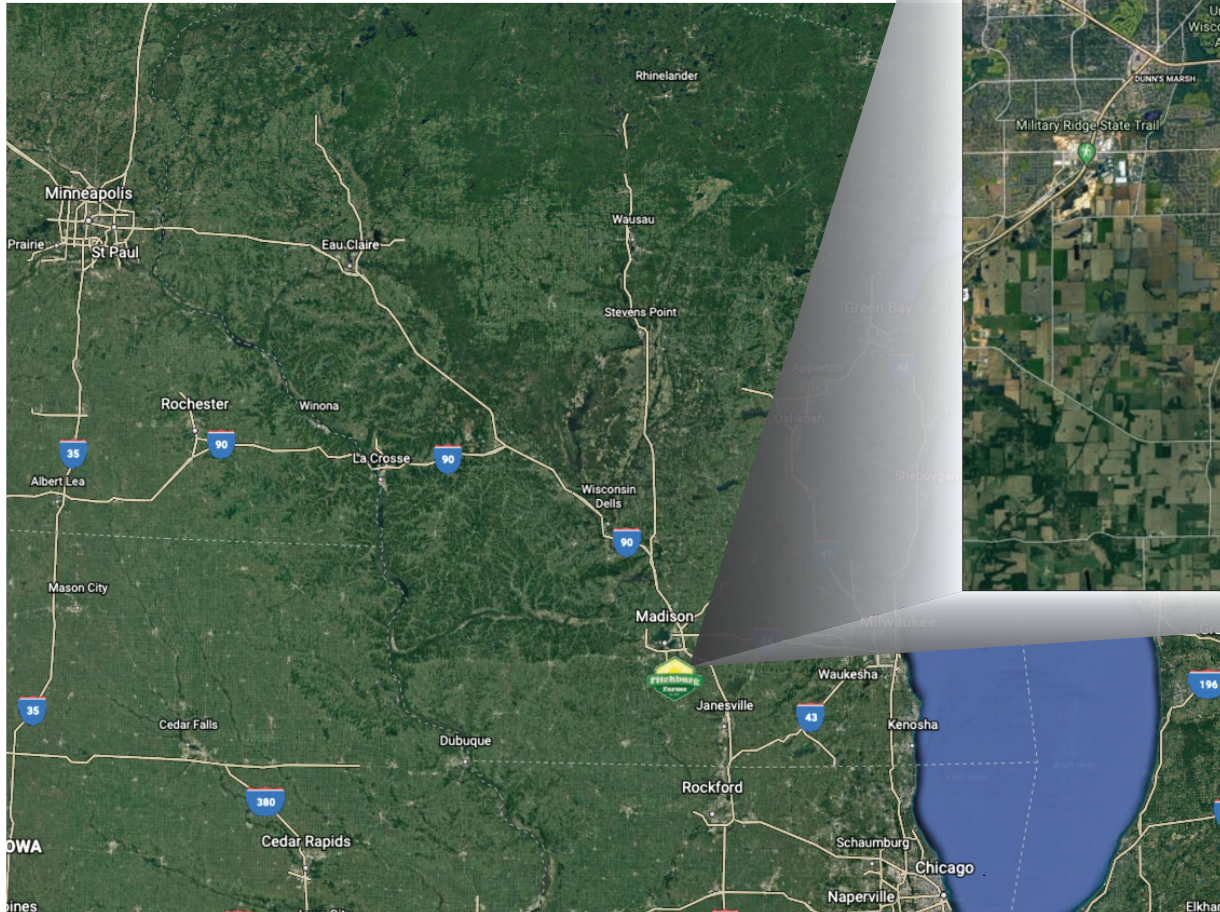
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Fitchburg Farms

Maps



Demographics	2 Mile	5 Miles	10 Miles
Population (2020)	4,150	25,440	261,128
Average Age:	40	40	34
Ave. Household Size:	2.4	2.4	2.2
Number of Households	1,509	9,974	110,807
Average Household Income	\$100,206	\$119,072	\$94,797

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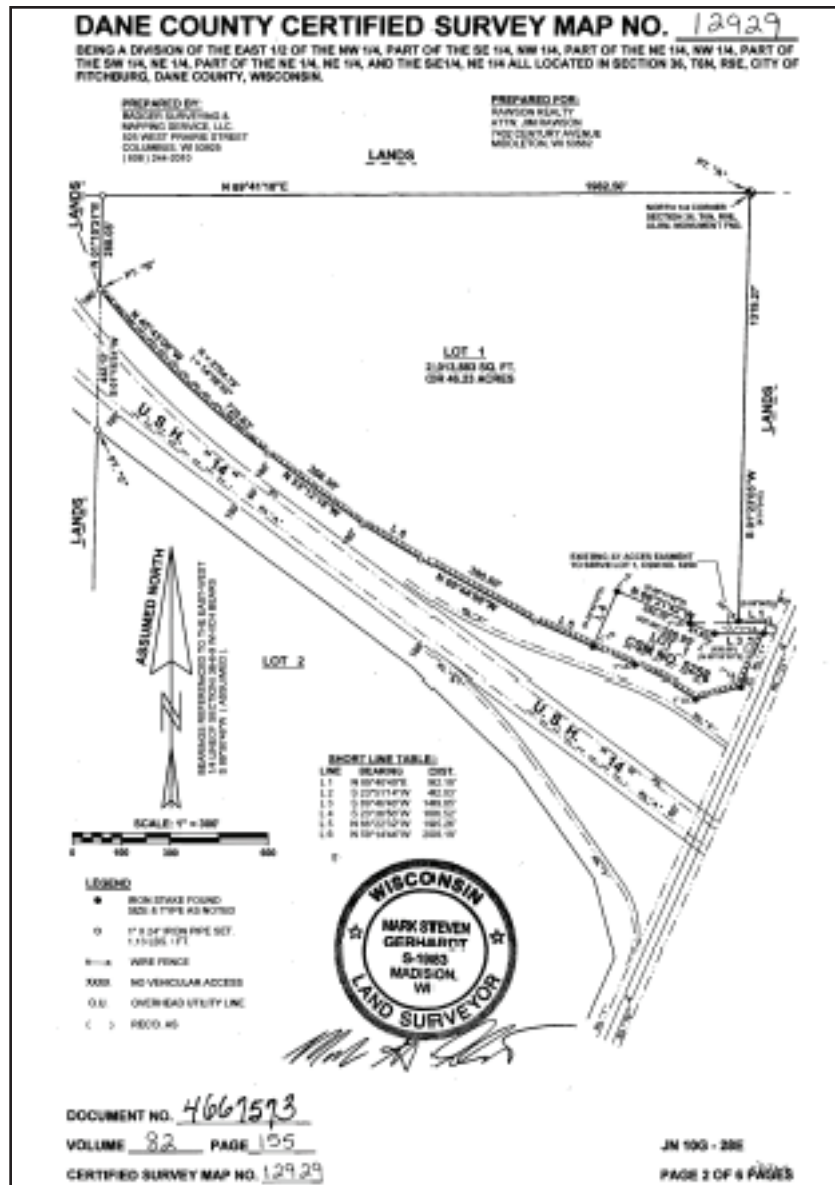


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Terms of Sale

ASKING PRICE: \$2,750,000

TERMS:

The properties are being sold on an as is, where is basis, without structural, economic or environmental warranties.

PROPERTY TOURS:

Please coordinate all property tours through Artisan Graham Real Estate.

SALE PRORATIONS:

Rent and prepaid insurance expense will be prorated on the day of closing. Real estate taxes are the direct responsibility of the Tenant and therefore will not be prorated. Seller shall be responsible for paying the State of Wisconsin transfer taxes, equal to \$3.00 per \$1,000 in value.

AVAILABLE DOCUMENTS:

To assist Buyer in due diligence, Seller shall provide all existing documents in its possession, including ALTA survey, building plans/spec, historical financials of property and tenant, and historical real estate tax bills and insurance premiums.

Contact Information

The sale of the property is being exclusively facilitated by Artisan Graham Real Estate. Thank you for considering this investment opportunity. For additional information please contact:

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Artisan Graham Real Estate

c: (773) 628-3384

e: clucke@artisangraham.com



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STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a sub-agent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 agreement made concerning the transaction. No representation is made as to the legal validity of any provision or the adequacy of transaction.



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