

FOR SALE



Cory Lucke | Managing Partner

106 E. Doty St. Suite 320
Madison, WI 53703
(773) 628-3384
clucke@artisangraham.com

FOR SALE
140 E. LAKE ST.
LAKE MILLS, WI 53551



Fischer Building

Property Overview

Address:	140 Lake St., Lake Mills, WI 53551
County:	Jefferson
Site Size:	.11 acres
Location:	Central downtown Lake Mills
Property Type:	Retail/Office
Investment Type:	Value-add
Building Age:	1925 (with several remodeling periods)
Stories:	Single story
Building Size(s):	4,000 s/f
Parking Capacity:	Street parking in front with several city parking lots to the rear and adjacent to the building.
Number of Tenants:	3
NOI:	\$16,722.00
Foundation:	Full, poured concrete, unfinished
Exterior:	Masonry brick
HVAC:	Forced warm and cooled air units
Electrical:	100 amp
Zoning:	B1 - Central Business
Roof Style:	Flat roof
Bathrooms:	Common off hallways
Windows:	Double glazed fixed pane



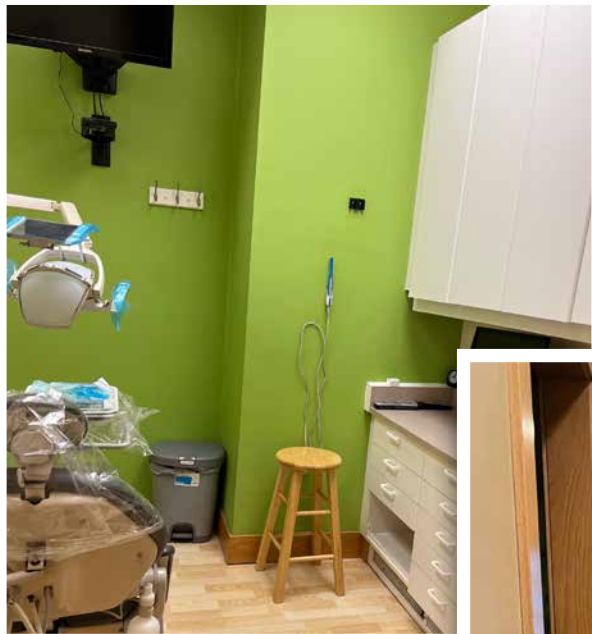
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— **Fischer Building**
Dentist Office



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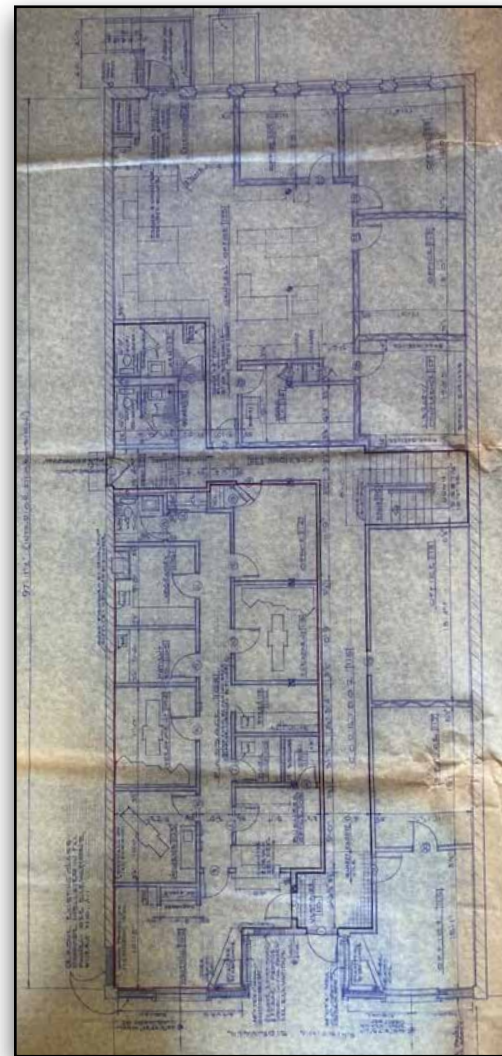
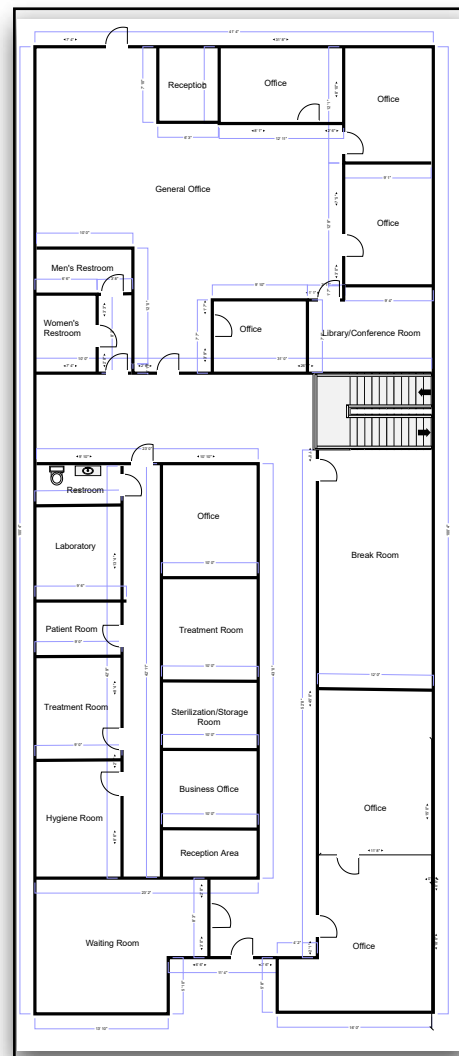


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ARTISAN
GRAHAM
Real Estate



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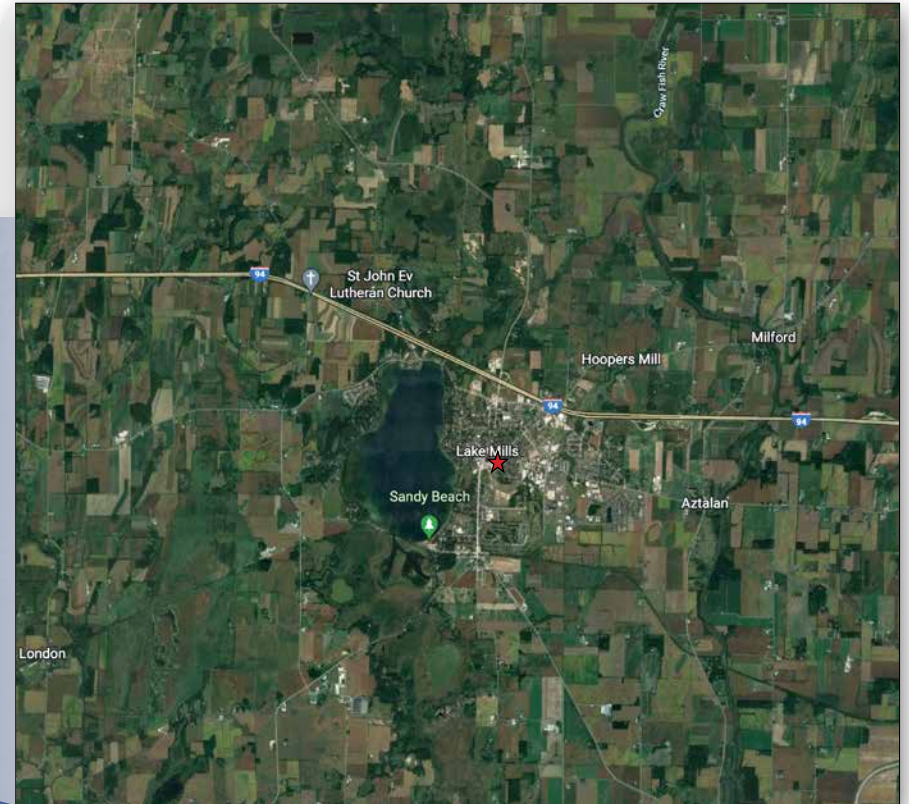
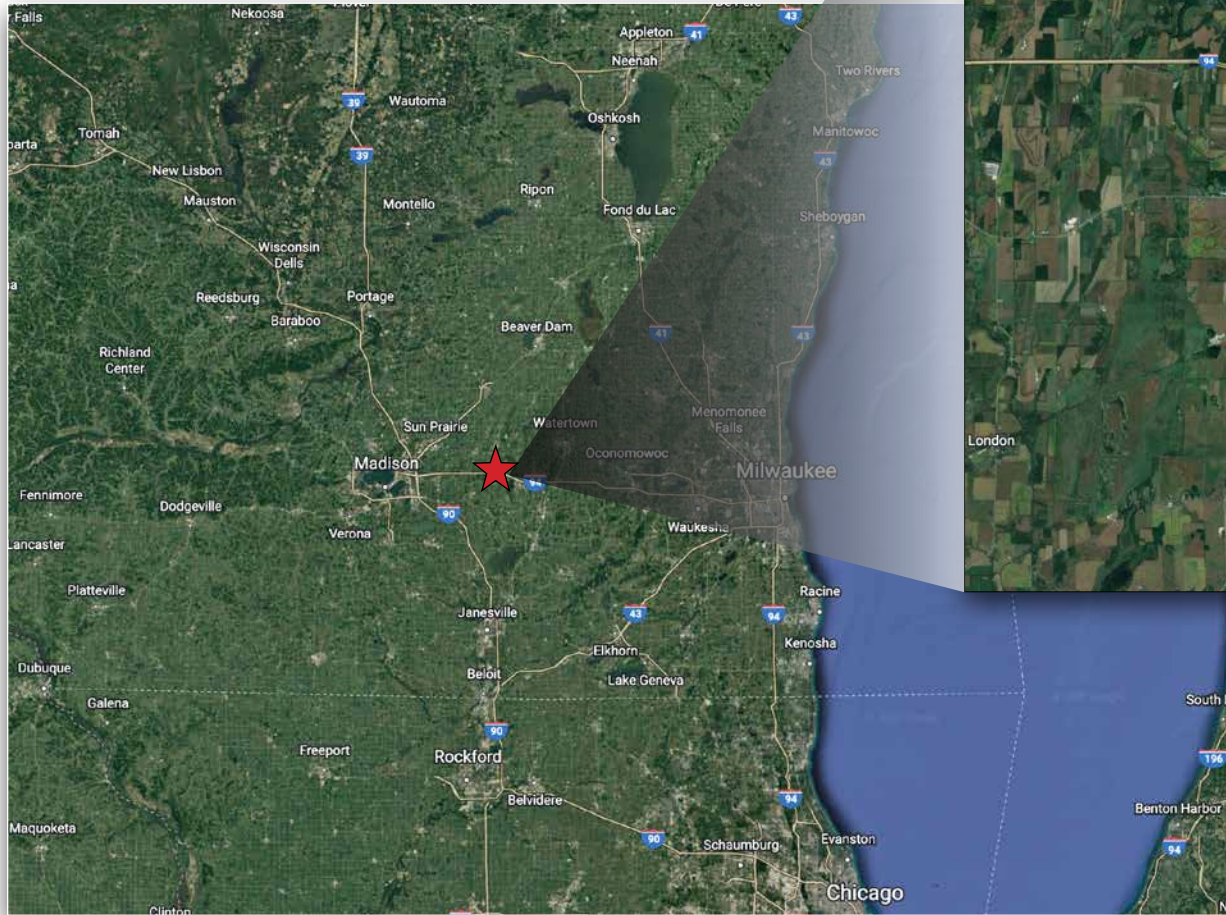
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Demographics	1 Mile	5 Miles	10 Miles
Population (2020)	4,782	9,717	40,344
Median Age:	42	44	43
Employment	2,603	3,436	18,439
Number of Households	1,935	3,865	15,888
Average Household Income	\$88,501	\$98,340	\$100,087

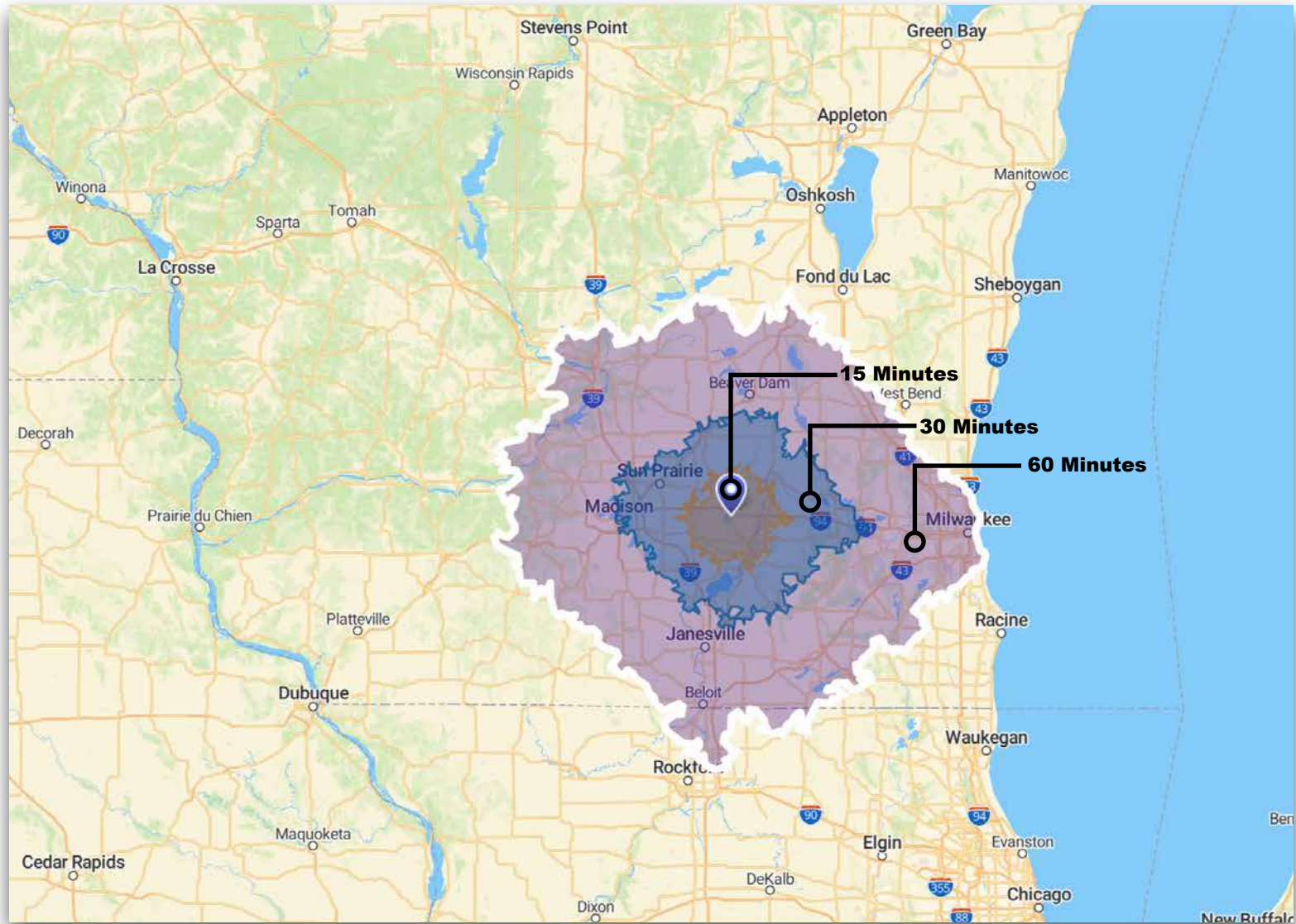
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Fischer Building Drive Times



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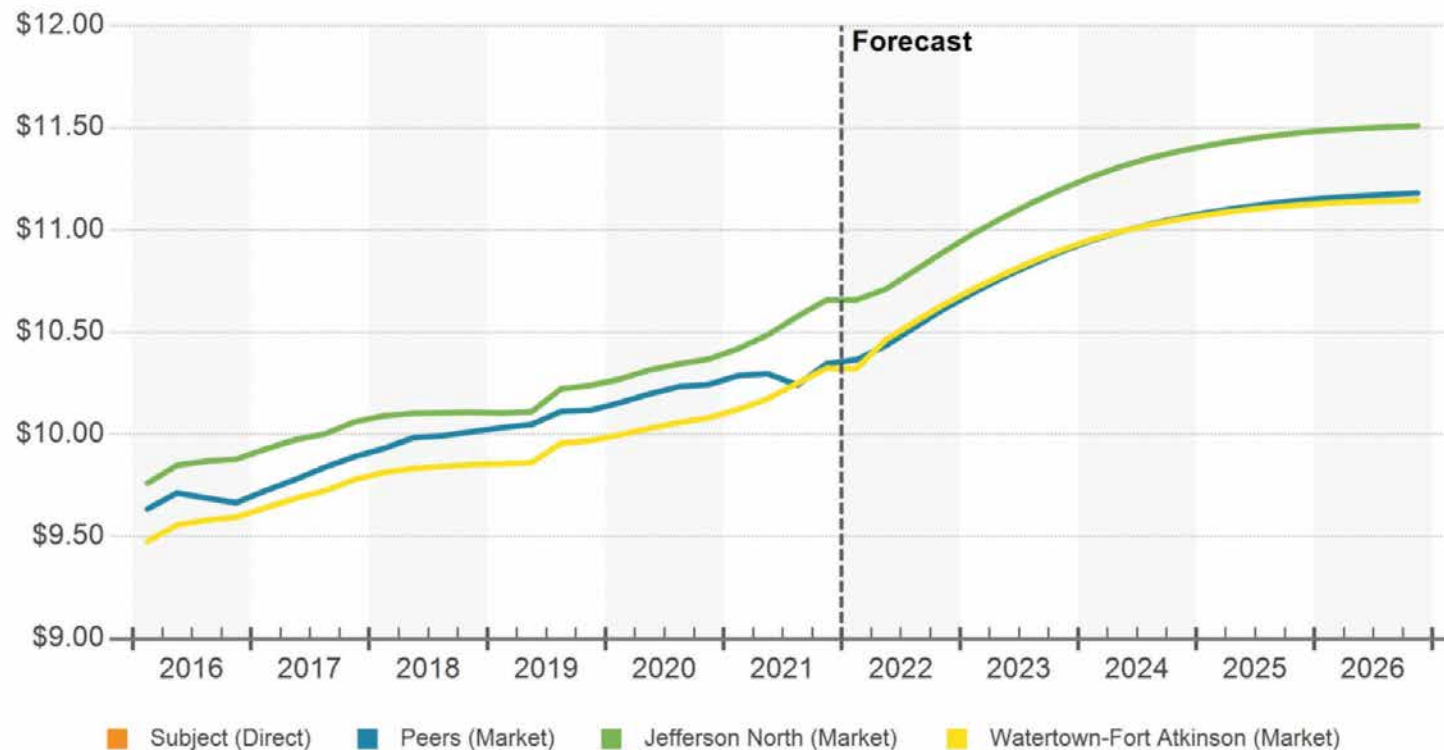


Retail space commands an average price tag of about \$10.70/SF in the Jefferson North Submarket, right in line with the average in the structurally low-cost Watertown-Fort Atkinson metro.

Rents grew by a rate of 2.5% over the past year, within half a percentage point of the strongest rate observed over the past three years.

Retail rent growth in both the submarket and the Watertown-Fort Atkinson metro at large is firmly in the green over a longer horizon, if modest. In the past 10 years, rents in the Jefferson North Submarket have cumulatively risen by 12.3%, a performance essentially matched when zoomed out to the entire Watertown-Fort Atkinson metro.

NNN RENT PER SQUARE FOOT



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Terms of Sale

ASKING PRICE: \$275,000

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.

DEBT:

The property is being offered free and clear of any mortgage financing.

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 therefor 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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