

# LAKE EDGE UCC

## OFFERING MEMORANDUM



A SPECIAL PURPOSE INVESTMENT OPPORTUNITY

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# LAKE EDGE UCC

4200 BUCKEYE RD. &amp; 4201 HEGG AVENUE, MADISON, WI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,900,000
Building Size:	34,045 SF
Lot Size:	57,895 SF
Price / SF:	\$55.81
Year Built:	1957
Zoning:	SR-C1

## PROPERTY OVERVIEW

Church or infill redevelopment opportunity. 2 parcel established church property with adjoining ranch home parsonage. First time offered.

## PROPERTY HIGHLIGHTS

- 1.33 acres church (per assessor)
- .44 acres parsonage home (per assessor)
- 1.77 acres total
- .25 miles to Lake Monona
- Duplex property- 2 churches currently occupy the property.
- Rental Income
- Daycare on premises
- Generous open gathering spaces

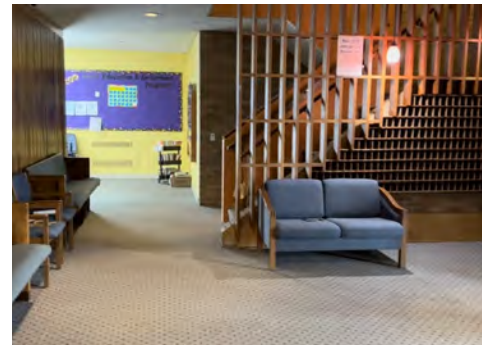


SPECIAL PURPOSE PROPERTY FOR SALE

# LAKE EDGE UCC

4200 BUCKEYE RD. & 4201 HEGG AVENUE, MADISON, WI

// ADDITIONAL PHOTOS

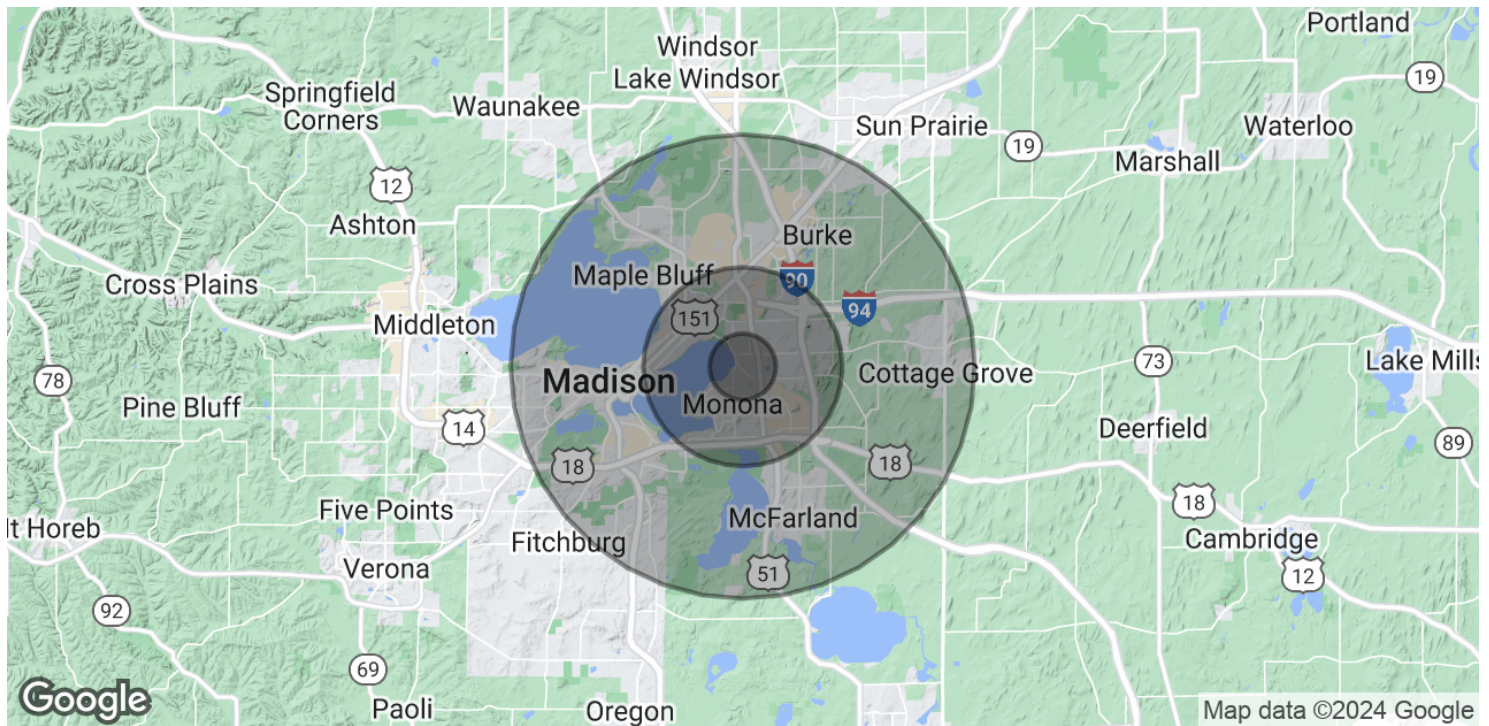




# LAKE EDGE UCC

4200 BUCKEYE RD. &amp; 4201 HEGG AVENUE, MADISON, WI

// DEMOGRAPHICS MAP &amp; REPORT



## POPULATION

	1 MILE	3 MILES	7 MILES
Total Population	7,578	70,889	232,571
Average Age	42.4	38.5	34.5
Average Age (Male)	41.5	38.9	33.9
Average Age (Female)	43.5	38.8	35.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	7 MILES
Total Households	3,520	34,015	104,511
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$80,900	\$82,907	\$81,428
Average House Value	\$226,909	\$252,556	\$246,006

\* Demographic data derived from 2020 ACS - US Census

## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 CONFIDENTIAL INFORMATION: \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

### 42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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# Hanover Financial Services

Church and Commercial Loans Nationwide

(718)857-2067:ph | (347)610-6482:cell

churchcashconsulting@gmail.com



**Christ Care Unit Missionary Baptist Church**

Sicklerville, NJ 08081

**\$2,500,000.00 church refinance cash-out for renovations.**

Ask about our financing options for your church project

**Blessed Sacrament & Mary Immaculate Inc.**

**Fresno, TX**

**Approved for: \$210,400.00 Residential Purchase Loan**

**Ask about our Owner Occupied residential purchase loan programs**

Nationwide Church and Commercial Funding Specialists for Purchase, Renovation, Refinance and Construction projects



**Rates as low as 4.99%!**

 **contact me**

**Hanover Financial Services** provides Church and Commercial Loans Nationwide and International.  
Loans ranging from \$50,000 to \$50,000,000 for Purchase, Renovation, Construction & Refinance projects

**If you are:**

Looking to purchase a new building to accommodate your growing business or church ministry  
In need of financing for that important renovation, remodel, extension, property or business upgrade  
Needing to refinance a high interest rate mortgage on your commercial property  
Having no luck obtaining a Commercial loan from your local bank  
In need of funding for:

General Technology upgrade for Audio/Visual technology and Musical Instruments,  
Office machinery or Furniture, Restaurant, Industrial or Farming Tools and Equipment/Implements.

**We can help!**

**Hanover Financial Services** specializes in loans to Churches, Non-Profits  
and most Commercial Entities Nationwide for any type of project  
Featuring rates as low as 3.25% on Commercial loans with:

- 5, 10, 20, 25, 30 & 40 year terms
- Fixed rates
- Long and short term Church Financing



- Up to 85% of appraised value
- NO Personal Guarantors
- Traditional or Storefront Church Financing
- No Pre-Payment Penalties
- Financing for when local banks do not reach out to Churches
- Church Funding in All States

Also:

- Church Equipment Financing for:
- Musical Instruments, Audio/Visual Equipment, Furniture, Lighting/Fixtures,
- Office Equipment, Heating/Air Conditioning, Day Care Equipment, Church Signs,
- Kitchen Equipment, Church Maintenance Equipment, etc...
- Bank rejects are our specialty
- Hard Money Loans available
- Stated Income Loans available
- Ask about our Bond Loans.
- Church foreclosures stopped

### **PROPERTY TYPES**

Types of properties we work with:

Churches, General Commercial, Multi-family, Industrial, Warehouses, Mixed Use,  
Retail, Traditional Church Buildings, Farms, Land Lots, Store Fronts, 1-4 Unit,  
Hotel/Motels, Residential properties

### **LOAN TYPES:**

Conventional church loans, Bridge Loans, Private mortgages,  
Stated Income purchase and renovation loans,  
Church Refinance loans, Extension loans, Construction loans  
Hard Money loans, Fix n Flip, 203K loans, Owner occupied(OO),  
Non Owner Occupied(NOO),  
Featuring loans with No Income verification, and Low documentation loans  
Leasehold Loans. Second Mortgage church and commercial loans available

### **We Buy Notes!**

If you are behind on your mortgage and facing foreclosure, ask about our Note Purchasing program.  
We can pay off your debt and save your property from foreclosure

### **MORE:**

No Prepayment penalty on some loans,  
5,4,3,2,1 Step Down PPP on loans with Pre-Payment Penalties,  
600 minimum credit score, up to 80% LTV, No personal guarantors required on most loans,  
Personal Guarantors can be utilized when necessary. Fast Closings!

**Loans from \$50,000 to \$50,000,000.00**

**Available in All States!**

**International Loans available!**







Hanover Financial Services

Clay Cooper|MLO|commercial loan consultant

(718)857-2067:ofc|(347)610-6482:cell

churchcashconsulting@gmail.com | [www.churchcash.com](http://www.churchcash.com)

*The Only One You Need!*