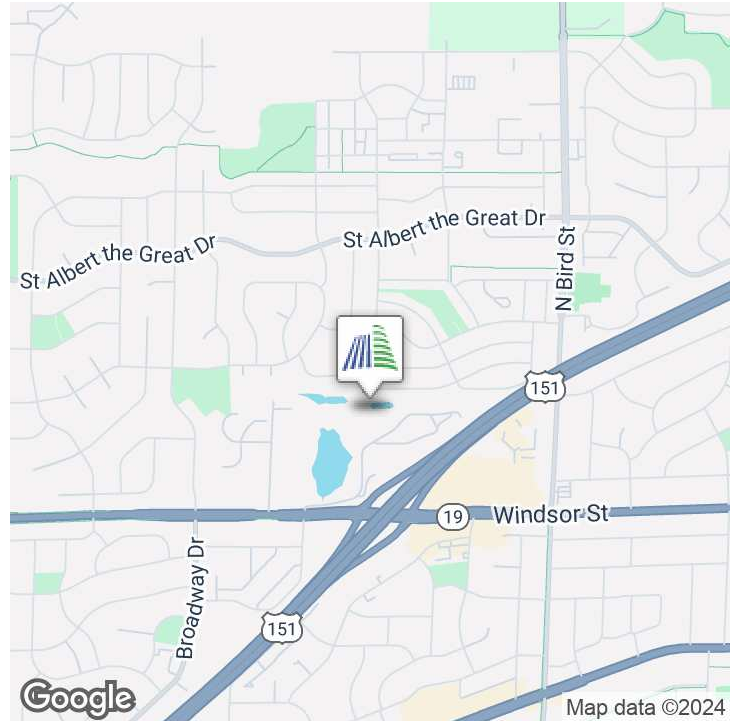


LOIS DR. NATURE'S PRESERVE OFFICE PARK CONDO FOR SALE

712 LOIS DR, SUN PRAIRIE, WI

// EXECUTIVE SUMMARY



Sale Price

\$490,000**OFFERING SUMMARY**

Building Size:	3,600 SF
Lot Size:	994,881 SF
Number of Units:	4
Price / SF:	\$136.11
Year Built:	1999
Zoning:	SO

PROPERTY OVERVIEW

Free standing 3,600 sq ft office building located in the Nature's Preserve Office Park just off Hwy 19 near Hwy 151 in Sun Prairie. There are multiple buildings in the park and there is a condo association that takes care of the common area. The building is currently about a quarter owner occupied with a vacant unit at the back of the left side. There are two tenants leasing the right side. The owner would lease back their space from the new owner. Current leases are short so the entire building could be available for the new owner. The building is at the end of the street and has a natural greenway and a pond nearby.

PROPERTY HIGHLIGHTS

- Owner-Occupied & Tenant Income: Very flexible building for an owner occupant or an investor.
- Versatile Layout: The office is designed to accommodate various professional needs with a flexible floor plan. The property includes shared bathrooms and each suite has a kitchenette. The suite that is owner occupied features a private outdoor patio and kitchen.
- Low Condo Fees: \$250 per month. Tenants are responsible for their own utilities, ensuring minimal additional costs for the owner.

LOU REED Senior Broker

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JEFF JANSEN, CCIM Senior Advisor | Broker Owner

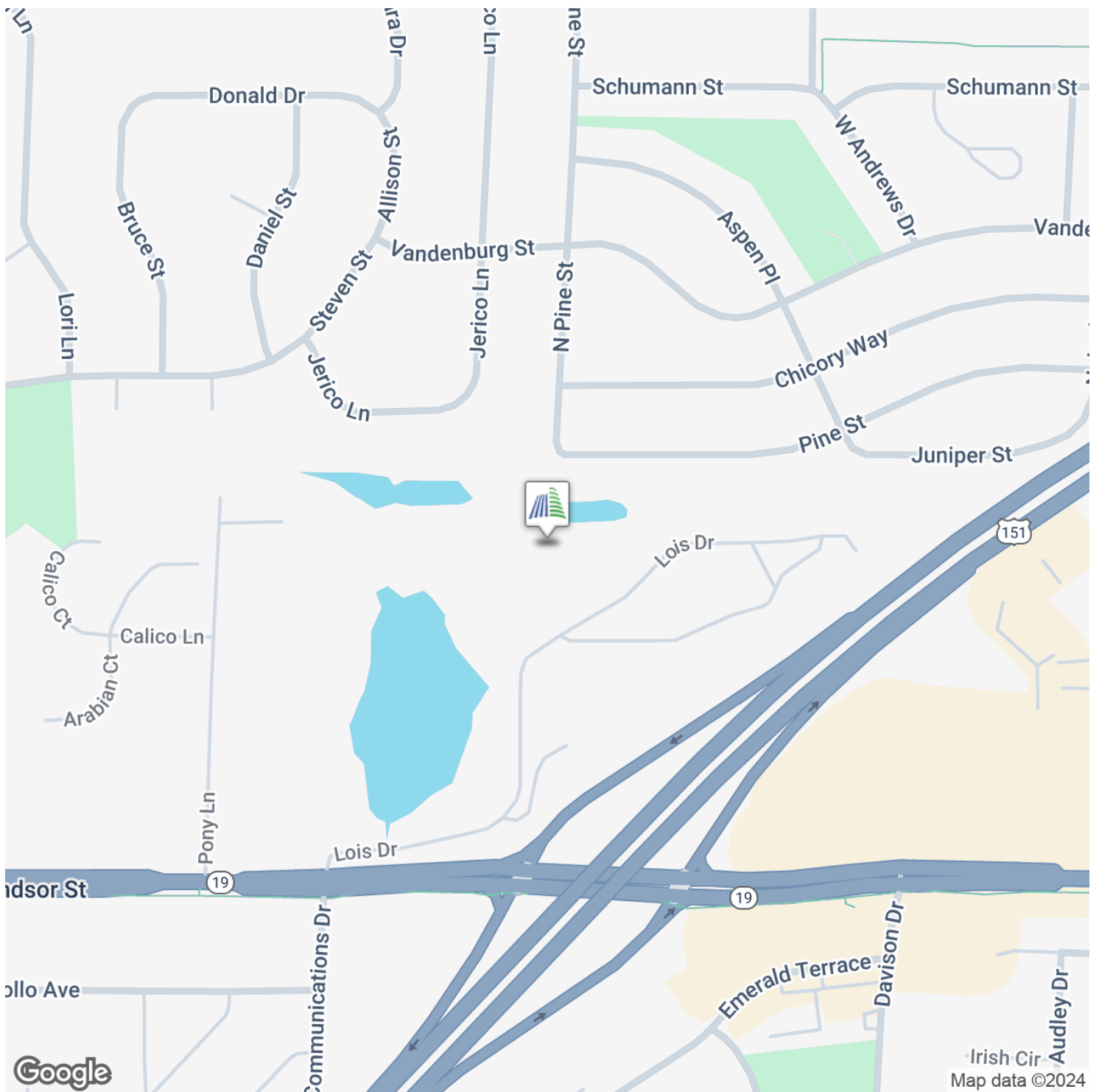
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOIS DR. NATURE'S PRESERVE OFFICE PARK CONDO FOR SALE

712 LOIS DR, SUN PRAIRIE, WI

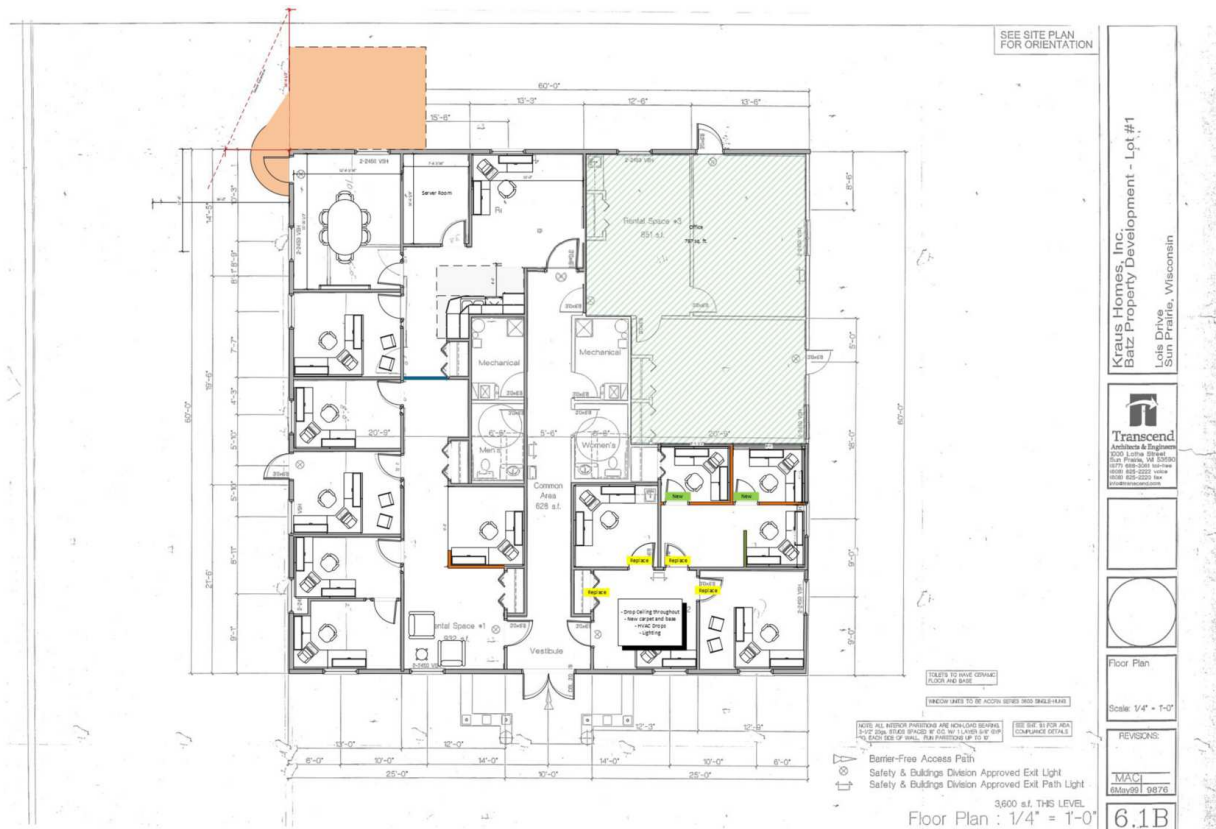
// LOCATION MAP



LOIS DR. NATURE'S PRESERVE OFFICE PARK CONDO FOR SALE

712 LOIS DR, SUN PRAIRIE, WI

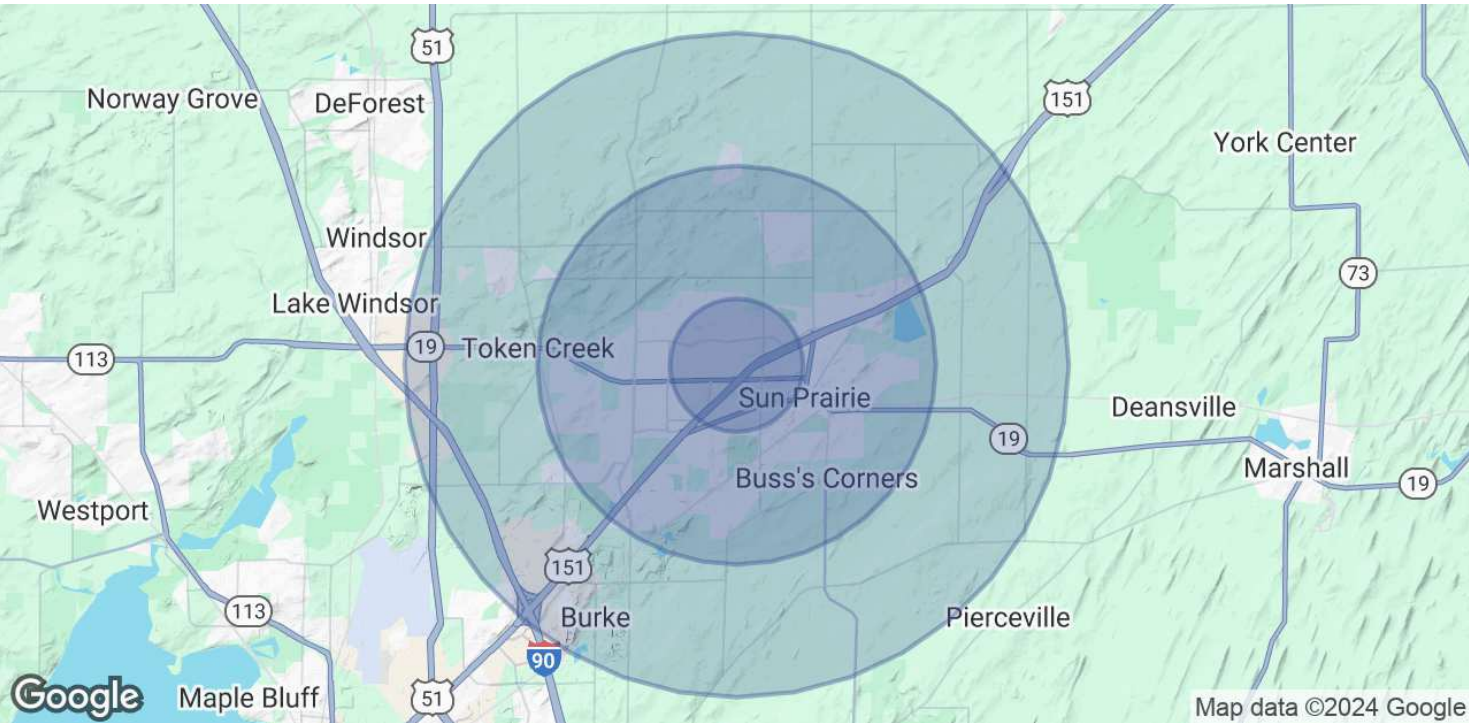
// PLANS



LOIS DR. NATURE'S PRESERVE OFFICE PARK CONDO FOR SALE

712 LOIS DR, SUN PRAIRIE, WI

// DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,085	42,805	55,439
Average Age	39	38	39
Average Age (Male)	37	37	37
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,106	16,839	22,511
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$110,804	\$124,668	\$123,464
Average House Value	\$354,707	\$383,601	\$384,688

Demographics data derived from AlphaMap

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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