

Daycare Property for Sale



NDA Needed for More Information
Cottage Grove, WI 53527

For More Information, Please Contact:

Kent Yan

Cell: 608.698.6833

E-Mail: kent@platorealestate.com

Greg Wagner

Cell: 262.424.6586

E-Mail: gregwagner@kwcommercial.com

PLATO
Commercial Real Estate

The information contained has been obtained from sources we deem reliable. No representations, warranties or guarantees of any kind are made.



Confidential Daycare Property for Sale

Offering Summary:

Sale Price: \$449,000

NDA needed for more information and showings

Showings will need to be with Listing Agent and on off-hours



Property Summary:

After 20+ years of operations and serving the Cottage Grove community, owners of a beloved daycare are eyeing retirement, but ideally want the property to continue to be a daycare so to continue to service the growing Cottage Grove community. The facility is currently licensed for 50 children and has the infrastructure in-place and turnkey for the next owner with essentially all FF&E included, including the play structures in the large fenced-in playground. A wonderful opportunity for a daycare operator, and at a wonderful entry price point to own a property and for the FF&E.

***** Buyer to be responsible for Buyer's due diligence pertaining to, but not limited to, related licensing, permits, etc. *****

Property Listed By:

PLATO
Commercial Real Estate

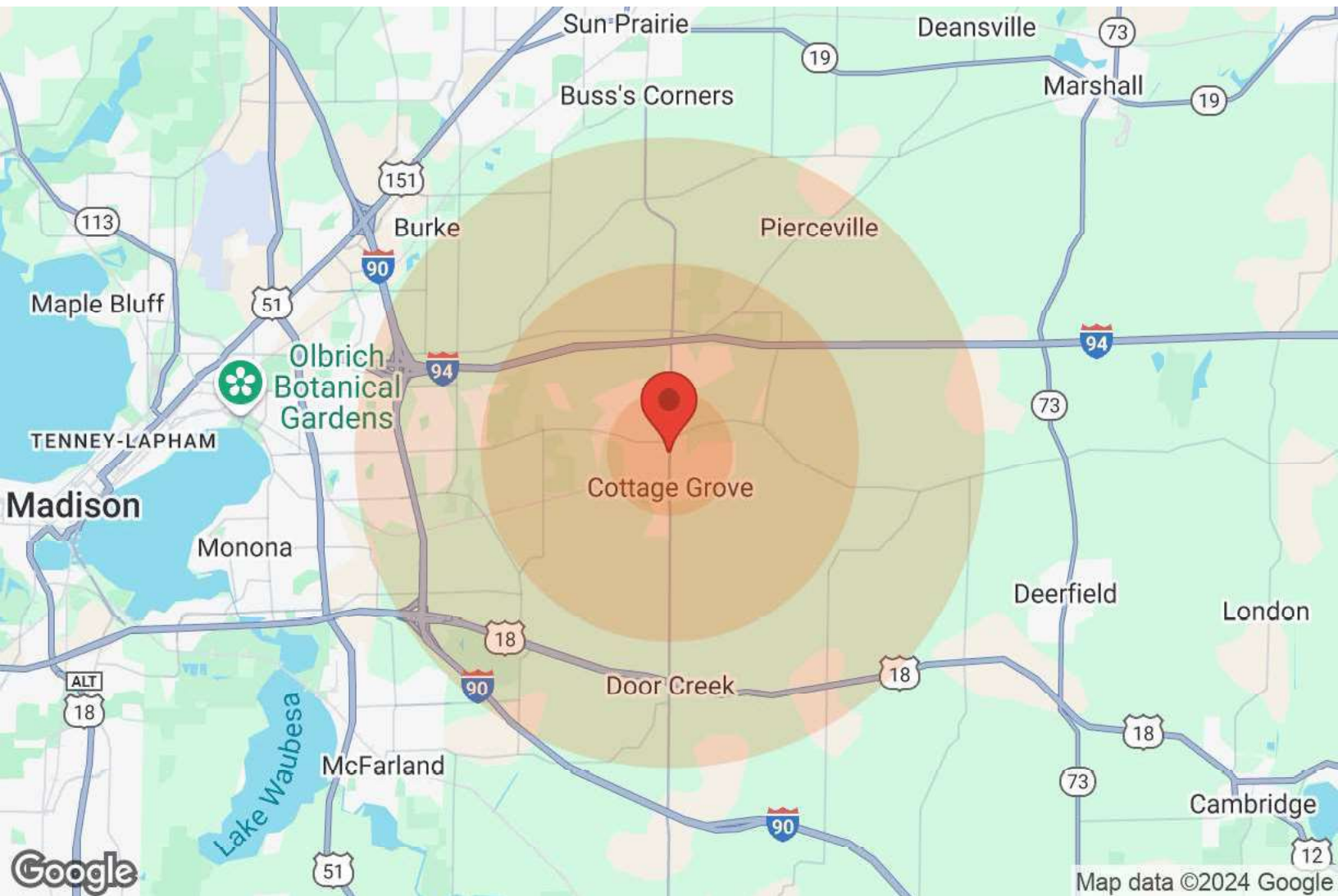


Kent Yan
C: 608.698.6833

Greg Wagner
C: 262.424.6586

The information contained has been obtained from sources we deem reliable.
No representations, warranties or guarantees of any kind are made.

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,012	6,500	16,629
Female	1,021	6,951	16,402
Total Population	2,033	13,451	33,031

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	412	2,666	5,893
Ages 15-24	378	2,021	4,491
Ages 25-54	777	4,908	12,138
Ages 55-64	264	2,183	4,982
Ages 65+	202	1,673	5,527

Race	1 Mile	3 Miles	5 Miles
White	1,929	12,945	29,928
Black	28	159	1,268
Am In/AK Nat	2	2	4
Hawaiian	N/A	N/A	N/A
Hispanic	26	196	1,537
Multi-Racial	80	446	2,660

Income	1 Mile	3 Miles	5 Miles
Median	\$84,495	\$84,763	\$76,273
< \$15,000	15	154	657
\$15,000-\$24,999	N/A	235	711
\$25,000-\$34,999	92	364	965
\$35,000-\$49,999	70	534	1,421
\$50,000-\$74,999	138	1,041	2,784
\$75,000-\$99,999	149	1,090	2,869
\$100,000-\$149,999	136	1,233	2,738
\$150,000-\$199,999	35	209	514
> \$200,000	38	177	322

Housing	1 Mile	3 Miles	5 Miles
Total Units	652	5,092	13,450
Occupied	643	4,931	12,792
Owner Occupied	578	3,797	9,418
Renter Occupied	65	1,134	3,374
Vacant	9	161	658

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746

GREG WAGNER
Broker
O: (262) 424-6586
gregwagner@kwcommercial.com

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 _____

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.
Copyright © 2016 by Wisconsin REALTORS® Association Drafted by Attorney Debra Peterson Conrad

MUTUAL CONFIDENTIALITY AGREEMENT

This agreement is entered into this _____ (date) by and between

(Daycare Operator/Seller) and _____

(Daycare Operator/Seller) and _____.

intend to engage in discussions and negotiations with regard to the sale of property describe as "Cottage Grove Daycare" (property). In the course of such discussions and negotiations, it is anticipated that each party may disclose or deliver to the other certain trade secrets or confidential or proprietary information for the purpose of enabling the other to evaluate the feasibility and desirability of completing a transaction, or either party may otherwise gain access to trade secrets or other confidential or proprietary information of the other. The parties named above have entered into this Agreement in order to assure the continued confidentiality of such trade secrets or other information in accordance with the terms of this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. As used in this agreement, the term "Proprietary Information" shall mean all confidential or propriety information, and proprietary materials, of one party (the "Disclosing Party"), including financial information, operating statements, income and expense information, details concerning products, suppliers, operational and management systems.
2. The obligations of the Recipient under this Agreement shall apply to all Proprietary Information of the Disclosing Party which has been or may hereafter be disclosed, directly or indirectly, to the Recipient by the Disclosing Party, either orally or in writing, or delivered to the Recipient.
3. The Recipient and its personnel shall use Proprietary Information only to the extent necessary to determine the feasibility and desirability of entering into an agreement involving the sale of the Property with the Disclosing Party, and shall not use or exploit Proprietary Information for its or their own benefit or of another party without the prior written consent of the Disclosing Party. The Recipient shall disclose or deliver Proprietary Information only to person within its organization who have a need to know the same in the course of performance of their duties and who are bound by a written agreement to protect the confidentiality thereof.
4. The Recipient shall not directly or indirectly disclose, communicate or in any way divulge to any other person or entity any Proprietary Information (or, if Recipient is not an individual, permit or suffer its personnel to do so). The Recipient shall use the same degree of care, but no less than a reasonable degree of care, to prevent this disclosure of Proprietary Information to others

as it uses to prevent this disclosure of its own confidential or proprietary information.

- 5. The obligations of the Recipient under this Agreement shall not apply to any Proprietary Information after five years from the date of disclosure.

- 6. The Recipient agrees that the Disclosing Party is and shall remain the exclusive owner of all Proprietary Information and all patent, copyright, trade secret, trademark and other intellectual property right therein. No license or conveyance of any such rights to the Recipient is granted or implied under this Agreement.

- 7. This Agreement may not be modified except by mutual written consent of both parties, and supersedes all prior agreements, written or oral, between the parties relating to its subject matter. This Agreement shall be governed by and constructed under the laws of Wisconsin. Any and all disputes arising from or in connection with this Agreement shall be settled by the competent court in The State of Wisconsin.

- 8. The Recipient agrees that its obligations hereunder are necessary and reasonable to protect the Disclosing Party, and expressly agrees that monetary damages would be inadequate to compensate the Disclosing Party for any breach of any covenant or agreement set forth herein. The Recipient agrees and acknowledges that any such violation or threatened violation would cause irreparable injury to the Disclosing Party and that, in addition to any other remedies that may be available, in law, in equity or otherwise, the Disclosing Party shall be entitled to obtain injunctive relief against any threatened breach of this Agreement or the continuation of any such breach, without the necessary of proving actual damages.

By: _____

Title: _____

By: _____

Broker: _____

By: _____

Title: _____

By: _____

Broker: _____