

OFFERING MEMORANDUM

The Flan Lofts | 114 2nd St, New Glarus, WI | 9 units



INVESTMENT HIGHLIGHTS

RICH HISTORY

Prior to its current multi-family use, Flannery's was a restaurant and pub for several decades. It is still remembered fondly by many locals who ate, drank, and gathered in this chalet-style local staple over the years.

FULL RENOVATION

Flannery's was transformed into The Flan Lofts in 2015 with a full renovation, inside and out. The property was entirely gutted, repaired, demised, and fitted with all new mechanical systems and updated finishes, resulting in a luxury 9-unit property that blends modern amenities with historic charm.

LOW VACANCY

The Flan has been highly sought after by tenants resulting in a near-zero vacancy rate since its conversion.

DESTINATION COMMUNITY

New Glarus consistently ranks among the top school districts in the state and is home to several popular festivals which attract hundreds of thousands to "America's Little Switzerland" every year.

TREMENDOUS OUTLOOK

New Glarus has excellent demographics with a median household income of \$105,000. It is only a short drive from the burgeoning west Madison metro area (about 20 minutes to Epic) and yet separated enough to retain a charming small-town feel.



FINANCIAL PRO FORMA

GROSS INCOME	\$168,563
EXPENSES	
Property Tax (2025 estimate)	\$32,200
Insurance	\$6,850
Water/Sewer/Electric	\$9,000
Snow Removal	\$1,200
Trash/Recycling	\$4,000
Internet	\$1,488
Repairs	\$3,600
TOTAL EXPENSES	\$58,338

Contact broker for full rent roll.



PRICE

\$1,625,000



CAP RATE

6.78%



NOI

\$109,685

SUITE 101 PHOTOS



LOFT PHOTOS



PROPERTY PHOTOS



Tenant Parking Available Behind Building

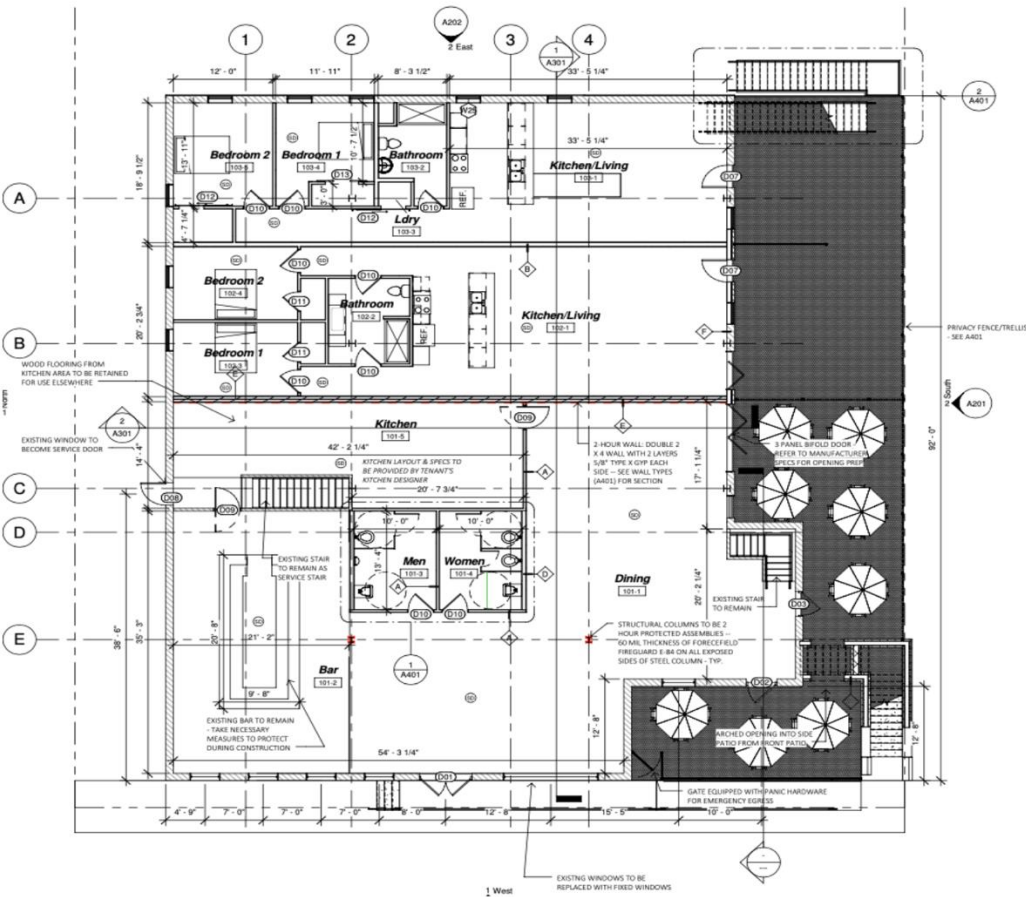


8 Tenant Garage Stalls

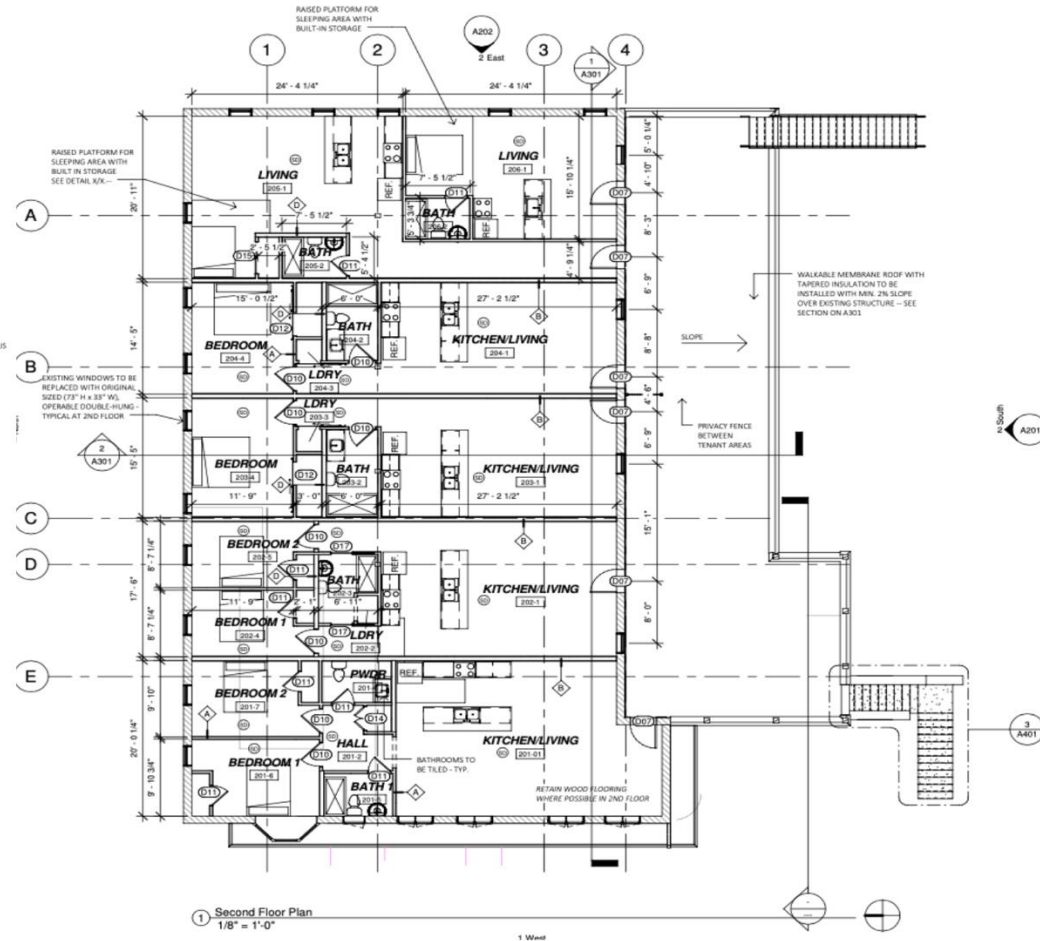
FLOOR PLAN

1st Floor

(Bottom space – Suite 101 – has been modified from original design shown here.)



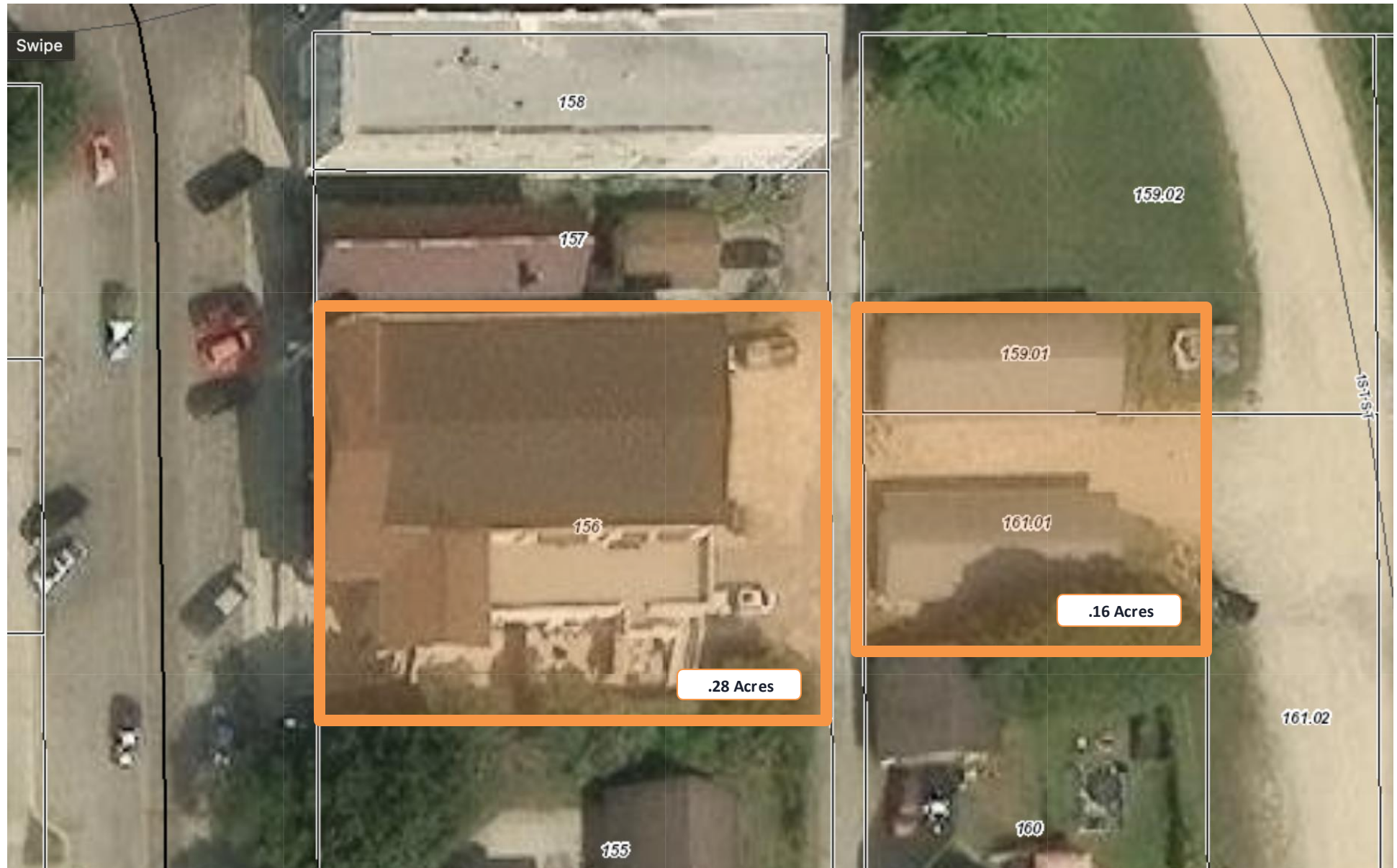
2nd Floor



AERIAL



SITE MAP



DEMOGRAPHIC SUMMARY (3-MILE RADIUS)

KEY FACTS



12,900
POPULATION



44
MEDIAN
AGE



\$96,000

Median Household
Income

HOUSING



Renter/Homeowner Ratio

BUSINESS



400
TOTAL BUSINESSES

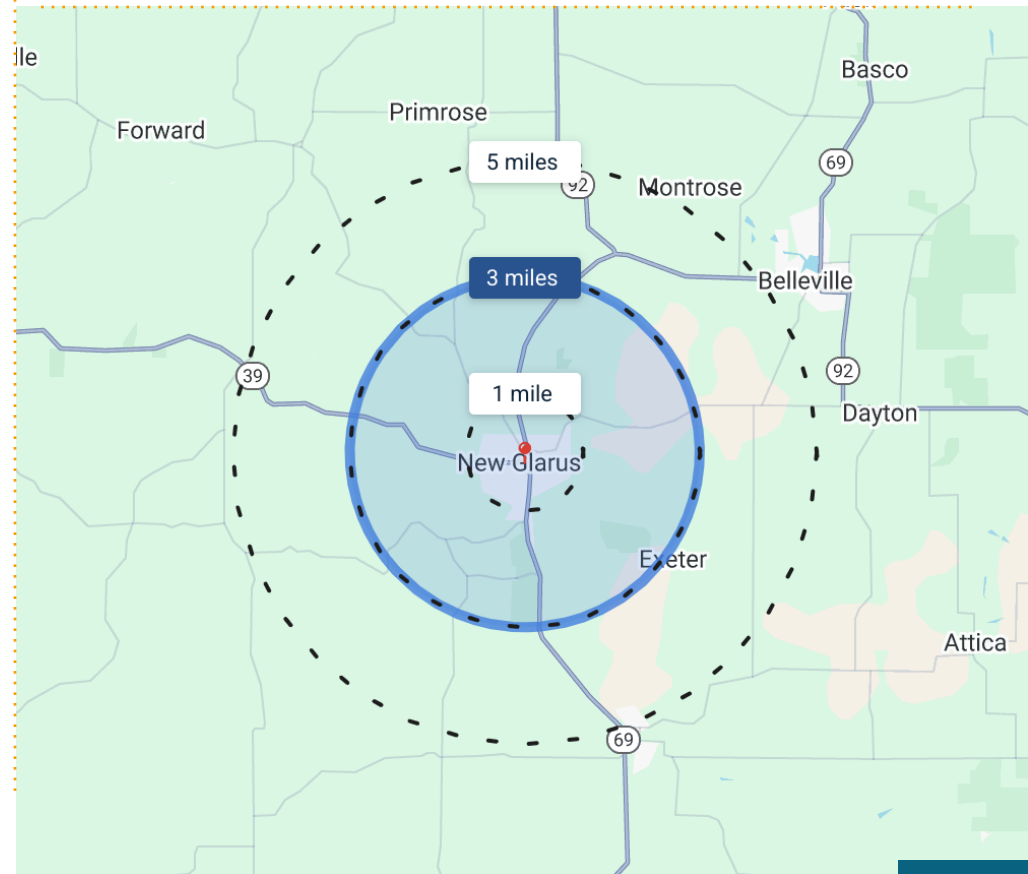
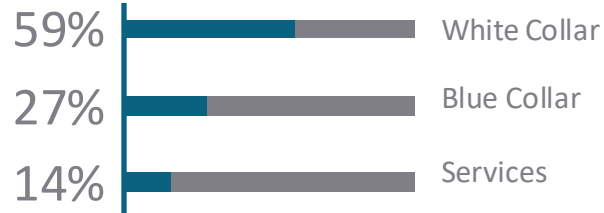


10,300
TOTAL EMPLOYEES

EMPLOYMENT



UNEMPLOYMENT
RATE



DISCLOSURE TO CUSTOMERS

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

Disclosure To Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- (e) 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.
- (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- (g) 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 home inspection, contact an attorney, tax advisor, or home 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 the duties owed 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 and 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 Wis. Stat. § 452.01 (5g)
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 are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information 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.)

Notice About Sex Offender Registry

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 telephone 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.

****All information contained in this Offering Memorandum is from sources deemed to be reliable based on best information available and is not warranted by Broker/Firm. Buyer should do their own due diligence and verify any details deemed important.**

