



INVESTMENT SALE OFFERING MEMORANDUM

2525-2531 MAIN STREET
CROSS PLAINS, WI



KEY COMMERCIAL REAL ESTATE LLC
www.keycomre.com

LINA SCHULTZ
O: 608.729.1809
LSCHULTZ@KEYCOMRE.COM

AIMEE BAUMAN, CCIM
O: 608.729.1801
C: 608.698.0105
ABAUMAN@KEYCOMRE.COM



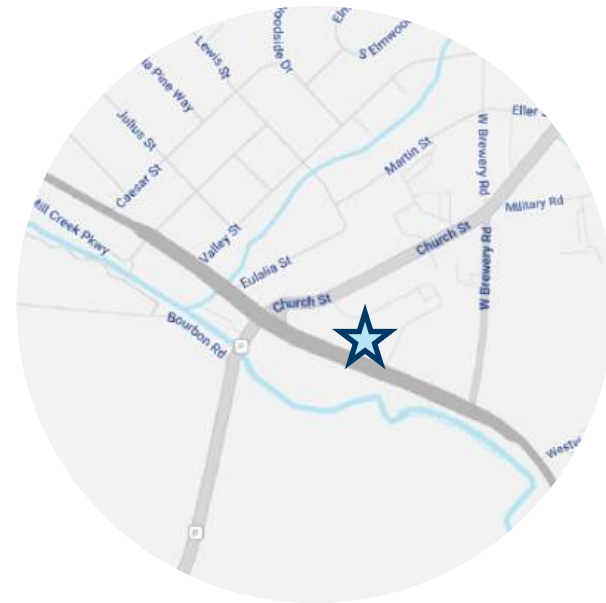
INVESTMENT OVERVIEW

2525-2531 Main Street presents a compelling opportunity to add to your investment portfolio. This well-located 4-tenant building in the heart of Cross Plains offers you a chance to secure a real estate asset with long-term upside in a stable and growing community. Positioned along Main Street, the property benefits from strong visibility, convenient access, and proximity to local businesses (Walgreens, Culvers, Piggly-Wiggly, Kwik Trip), residential neighborhoods, and regional connectors (Highway 14).

This property is well-suited for investors seeking steady income with the stability of multiple tenants, value-add potential, or a long-term hold in a supply-constrained market. There is an opportunity for an owner occupant to move into the front unit with excellent street visibility.

Price: \$875,000

Cap Rate: 7-8%



BUILDING DETAILS

Building Size:	4,935 SF
Lot Size:	0.397 acres
Units:	4
Parking Stalls:	16
Year Built:	2004
Construction:	Wood frame
Utilities:	Each Unit Separately Metered
Signage:	On-Building and Monument
Property Tax Assessment:	
Land Value:	\$ 216,000
Improved Value:	<u>\$623,000</u>
Total:	\$839,000
Property Taxes:	\$21,070
Tax Year:	2025



TENANT SUMMARY

UNIT	2525	2527	2529	2531
	 TRADITION <i>Family Dentistry</i>	 AMERICAN FAMILY INSURANCE	 Edward Jones INVESTMENTS	 GLACIER NUTRITION
TENANT	Tradition Family Dentistry Cross Plains DDS, S.C.	Michael Grzenia Agency Inc <i>dba American Family Insurance</i>	Edward Jones & Co <i>Investment Advisor</i>	Glacier Nutrition LLC <i>Retail Beverage Sales</i>
LEASED SQ FT	2,565 SF	790 SF	625 SF	955 SF
OCCUPANT SINCE	2015	2013	2005	2021
LEASE EXPIRATION	11/30/2030	3/31/2027	5/31/2030	7/31/2026
RENEWAL OPTIONS	11/30/2040	No	5/31/2031	No



FINANCIAL SUMMARY

CASH FLOW PROFORMA ANNUALIZED AS OF	APRIL 2026 CURRENT TENANCY	AUGUST 2026 POST TURNOVER UNIT 2531
GROSS INCOME	\$ 101,571	\$107,296
EXPENSES (CAM)	\$ 37,346	\$ 37,346
NOI (NET CASH FLOW)	\$ 64,225	\$ 69,950
DEBT SERVICE (25 YR, 6.25%, 75% LTV)	\$ 51,949	\$ 51,949
NET CASH FLOW	\$ 12,277	\$ 18,001
CAP (CAPITALIZATION RATE)	7.3%	8.0%
DSCR (DEBT SERVICE COVERAGE RATIO)	1.24	1.35
ROI (RETURN ON INVESTMENT)	16.53%	19.15%
CASH ON CASH	5.61%	8.23%
DEBT REDUCTION	6.92%	6.92%
APPRECIATION	4.00%	4.00%



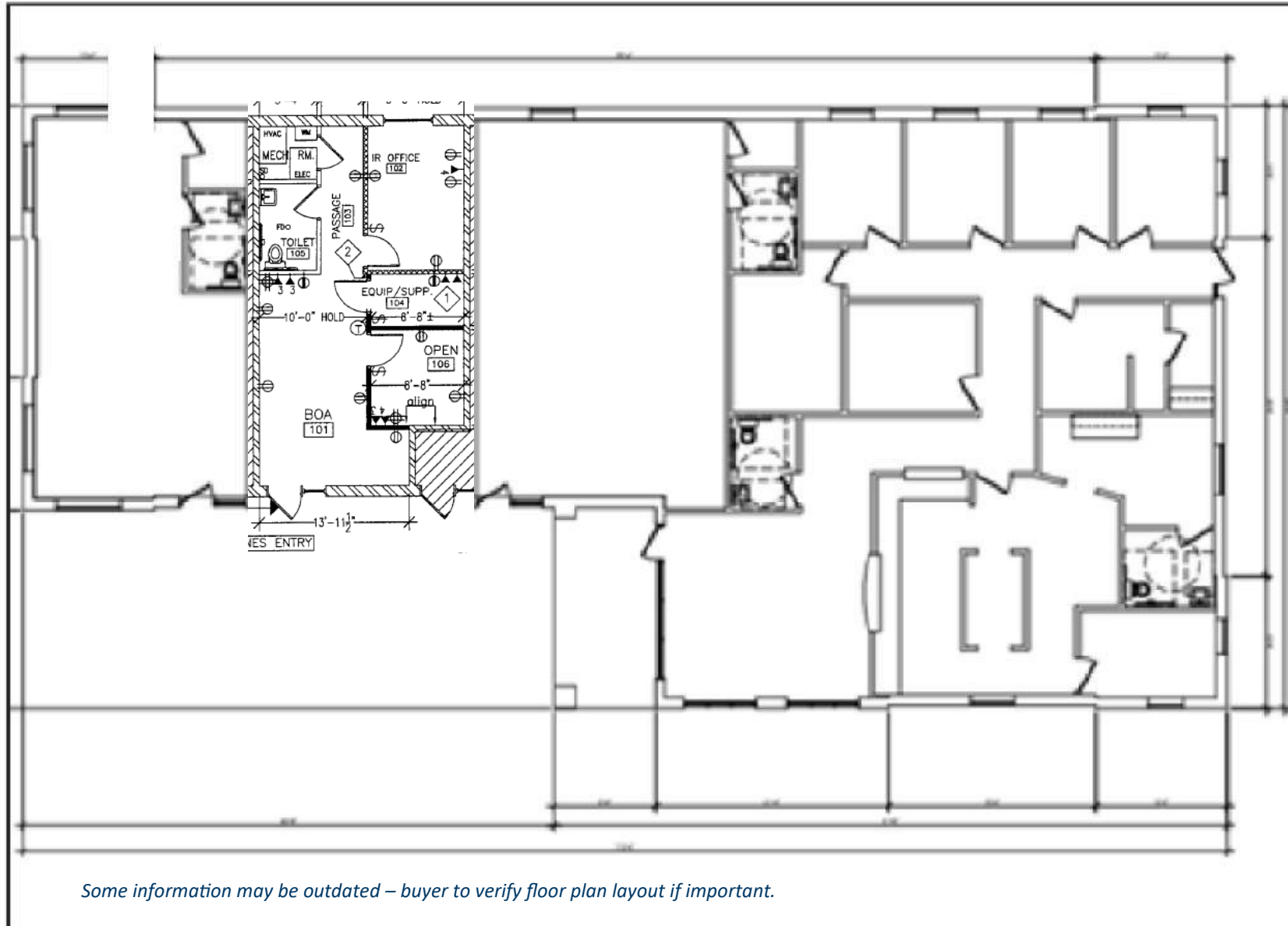
BUILDING FOOTPRINT



Data source – village tax assessor records. Buyer to verify if important.



Floor Plan





Contact Us For More Information

Lina Schultz
O: 608.729.1809
lschultz@keycomre.com

Aimee Bauman, CCIM
O: 608.729.1801
C: 608.698.0105
abauman@keycomre.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.

CONFIDENTIAL INFORMATION:

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

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

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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Key Commercial Real Estate LLC, 3330 University Ave., Ste 300 Madison WI 53705

Elizabeth Iyer

Phone: 608.729.1800

Fax:

2525-2531 Main

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com