

**OFFERING
MEMORANDUM**

FOR SALE | 4111 East Towne Blvd, Madison, WI



 **ACRES REALTY**

Kevin Visel | President
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PROPERTY DETAILS



TOTAL SF
15,000

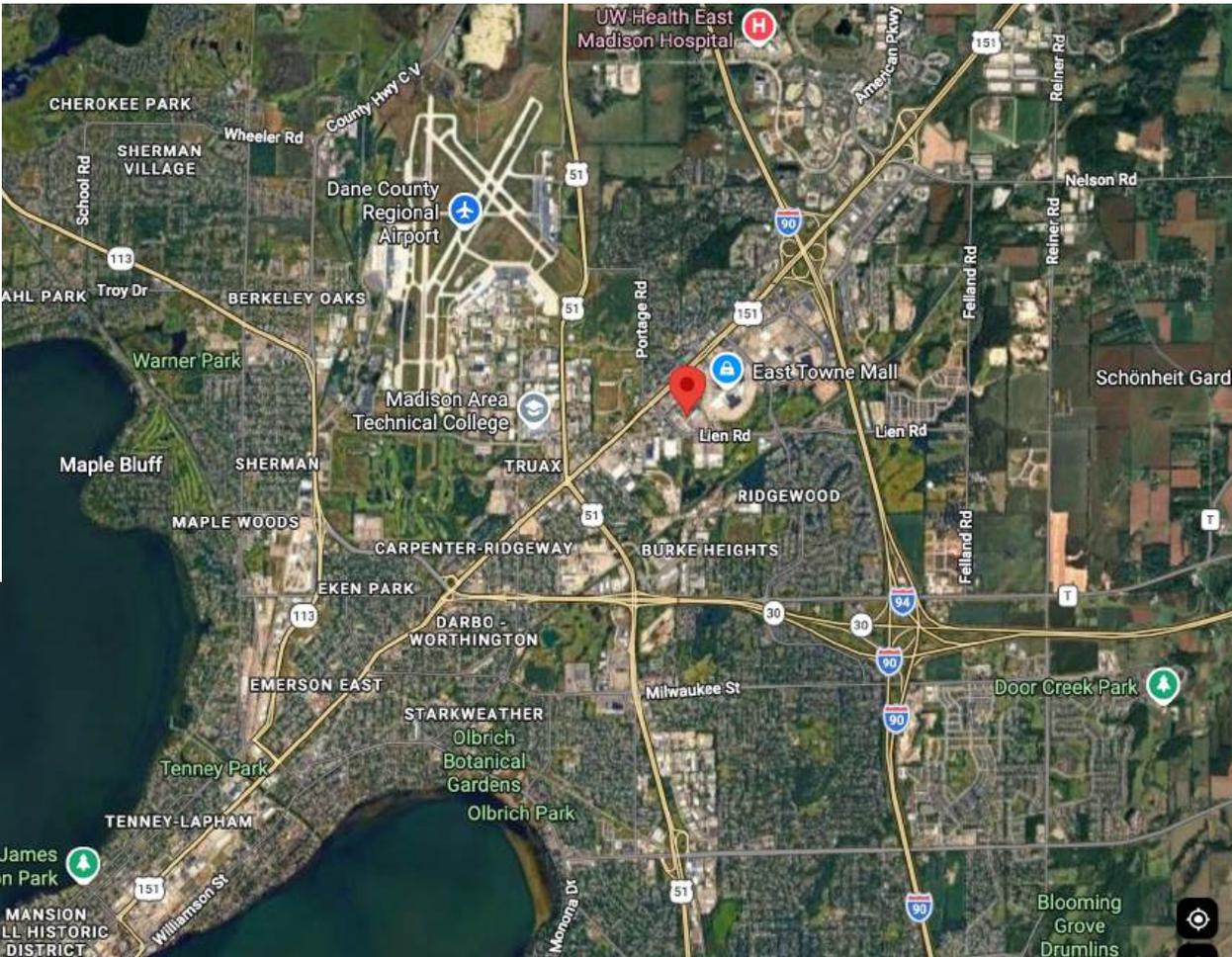
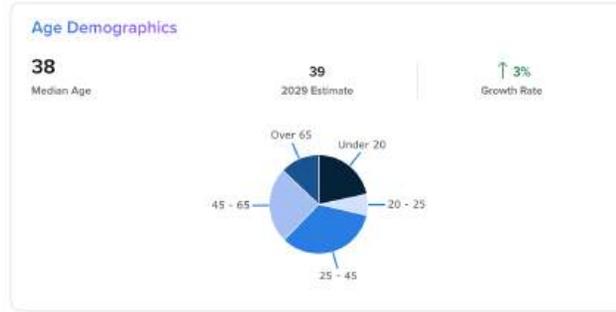
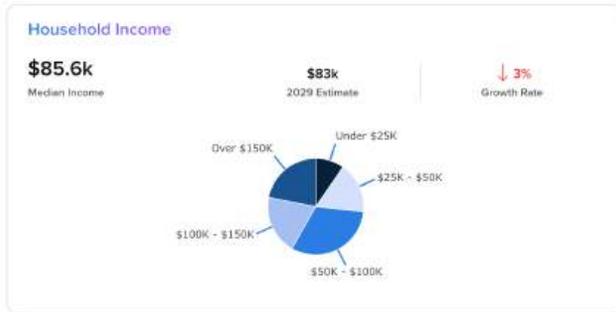
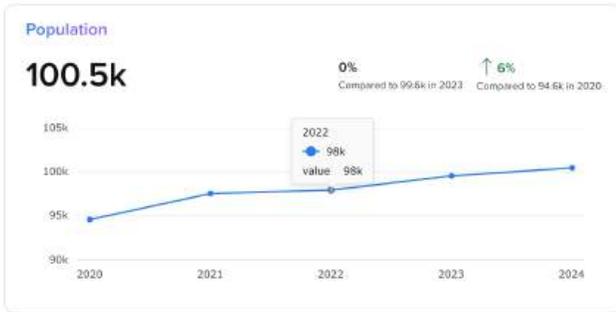
PRICE
\$2,200,000

YEAR BUILT:	1990
ZONING:	CC
PARCEL:	1.96 Acres
PARKING:	60 Surface Spaces
LEASED/AVAILABLE:	8,310 SF Leased / 6,690 Available / + Full Basement Vacant
VALUE-ADD:	7.3% CAP on Existing Rent → 10.3%+ CAP Proforma
PROPERTY TAX:	First-floor tenant is NFP, building currently tax-exempt

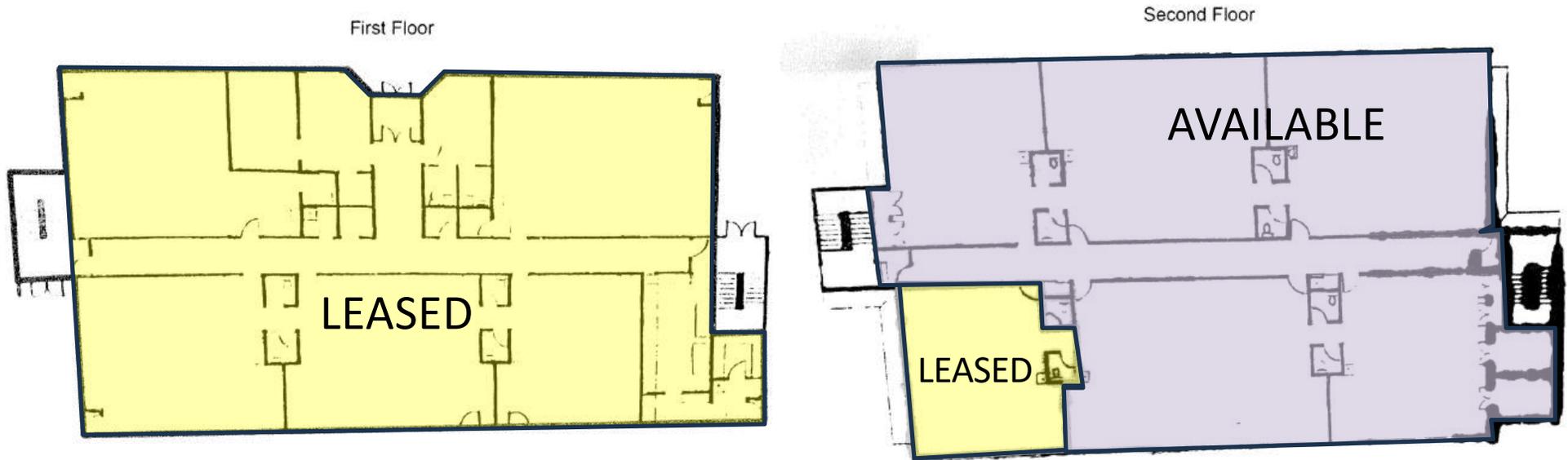
PHOTOS



LOCATION & 3-MILE DEMOGRAPHICS



SPACE DIVISION



EXISTING LEASE:	7,500 SF 1 st Floor + 810 SF 2 nd Floor = 8,310 SF total leased
LEASE TERM:	1 st Term Expires 11/30/28, 2 Extension Options of 5 Years Each, 3 Mo. Opt-Out w/ Loss of Funding
ANNUAL ESCALATOR:	3%
TENANT PAYS:	Maintenance & Utilities
LANDLORD PAYS:	CapEx, Property Tax (Currently 100% Property Tax-Exempt)
CURRENT NOI:	\$160,714
VALUE-ADD:	7.3% CAP on Existing Rent → 10.3%+ CAP Proforma (Assumes Property Tax Added on 44.6% of Property)
TURN-KEY:	Available Space is Fully Renovated and Turn-Key for A New Tenant.
BASEMENT:	Full Basement, Fully Drain-Tiled, Stubbed For Bathrooms – Potential for Bonus Additional Value

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.**

