

APPRAISAL REPORT
(BASED ON THE CONDITIONS NOTED)
OF THE

'STAND-ALONE SINGLE TENANT OFFICE BUILDING'
'Former Wood County Human Services Location'

LOCATED AT

**2611 12TH STREET SOUTH
CITY OF WISCONSIN RAPIDS
WOOD COUNTY, WISCONSIN**

FILE #
1814-18

AS OF
FEBRUARY 6TH, 2018
(Effective Date of the Appraisal)

FOR

WOOD COUNTY PLANNING & ZONING
MR. JASON GRUENEGBERG; DIRECTOR
400 MARKET STREET
WISCONSIN RAPIDS, WI 54495



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February 14, 2018

Mr. Jason Grueneberg - Director
Wood County Planning & Zoning
400 Market Street
Wisconsin Rapids, WI 54495

Mr. Grueneberg:

Pursuant to your request for a current Market Value appraisal of the property located at 2611 12th Street South, City of Wisconsin Rapids; Wood County, Wisconsin I have prepared the following report.

The purpose of this report is to estimate the Market Value of the fee simple interest of the site and improvements; thereon as of the effective date of the appraisal (As Is).

This report is to be used to assist in documenting the value for the loan underwriting, risk classification, and other Bank purposes.

Attached is a complete appraisal report presented in summary report format which defines Market Value, describes the property appraised, and contains the data and reasoning used in arriving at my value conclusions.

In my opinion, the estimated Market Value of the property located at 2611 12th Street South, City of Wisconsin Rapids; Wood County, Wisconsin and currently owned by Wood County Unified Services (per the County Tax Lister's Office) under the conditions noted (as of 2/6/18) is:

MARKET VALUE OF THE FEE SIMPLE INTEREST (land / improvements); As Is
SEVEN HUNDRED FIFTEEN THOUSAND DOLLARS----\$715,000

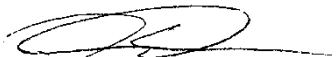
Note: The appraised value above **DOES NOT** include any, business value, personal property and/or FF&E (Fixtures, Furniture, & Equipment).

It should be noted that this report has been prepared in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice and the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989.

It should also be noted that the summary of (e.g. value noted) information noted above needs to be taken in context with the attached appraisal report.

Thank you for the opportunity to be of service. If you have any questions regarding this appraisal, please contact me at your earliest convenience.

Respectfully submitted,



Jeff S. Gagnow
Wisconsin Certified General Appraiser # 1327
Practicing Affiliate; Appraisal Institute

Date of the Report: February 14, 2018

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS**ADDRESS**

2611 12th Street South
City of Wisconsin Rapids
Wood County, WI

Address	2611 12TH ST S, WISCONSIN RAPIDS, WI, 54494
MSA/MD Code	NA
State Code	55
County Code	141
Tract Code	0114.00
MSA/MD Name	NA (Outside of MSA/MD)
State Name	WISCONSIN
County Name	WOOD COUNTY

-Census Tract Information

OWNER OF RECORD

Wood County Unified Services

LAND AREA

59,667 sq. ft.

The site has a sloping contour with an open topography and an irregular shape.

The site fronts; with access; 12th Street South to the west and Clyde Avenue to the north.

ZONING

R2 Residential District (legal non-conforming)

BUILDING AREA

Gross Building Area 10,500+- sq. ft.
Basement 10,500+- sq. ft. (unfinished)

BUILDING DESCRIPTION

The main structure or building improvement is a wood frame & masonry / vinyl sided / earthen exterior single tenant (stand-alone) office building.

The structure was built in 1986+- giving it an actual age of 32 years and an effective age of 30 years. Overall I would consider not only the building condition to be 'average' but also the overall appeal & condition.

Additional site improvements include: lawn, landscaping, asphalt paved parking (11,000+- sq. ft.), security lighting, concrete flatwork, and an on-premise sign.

-Photograph by JS Gagnow (2/6/18)



2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS CONT.:**PROPERTY RIGHTS APPRAISED**

Fee Simple Interest

VALUATION (EFFECTIVE DATE – 2/6/18) As Is; Fee Simple

COST APPROACH	----	N/A
INCOME APPROACH	----	\$718,200
SALES COMPARISON APPROACH	----	\$714,000

REAL PROPERTY VALUE CONCLUSION**\$715,000****DATE OF VALUE CONCLUSION** 2/6/18 (Effective Date of the Appraisal)**ASSESSED VALUE (2017)**

2611 12th Street South

Land	\$0
Improvements	\$0
Total	\$0

Equalized Value \$0

RE Taxes (2017) \$0.00

**The subject property is county owned and not fully assessed.*

Note: Since the subject is owned by Wood County Unified Services it is not assessed or taxed; should this item be of concern to the reader(s) of this report then I would recommend contacting the City of Wisconsin Rapids Assessment Office for his / her opinion.

LEGAL DESCRIPTION

Part of the NESE Sec 20-22-6E NKA Lots 1 & 2 of WC CSM 3254; City of Wisconsin Rapids; Wood County, WI.

-Map provided by Google Earth



CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my (our) personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
8. I have made a personal inspection of the property that is the subject of this report.
9. No one provided significant real property appraisal assistance to the person signing this certification.
10. I am in compliance with the Competency Provision in the USAP as adopted in FIRREA 1989 and have sufficient education and experience to perform the appraisal of the subject property.
11. As of the date of this report, I have completed the requirements under the voluntary continuing education program of the Appraisal Institute.
12. The use of this report is subject to the requirements the Appraisal Institute relating to review by its duly authorized representatives.
13. I have not previously appraised this property for this client; or any other client.



Jeff S. Gagnow
Wisconsin Certified General Appraiser # 1327
Practicing Affiliate; Appraisal Institute

Date of the Report: February 14, 2018

ASSUMPTIONS AND LIMITING CONDITIONS

1. No responsibility for matters legal in character is assumed nor is any opinion rendered as to the title, which is assumed to be good and marketable. All existing liens and encumbrances, if any, have been disregarded. The property is appraised as though free and clear, under responsible ownership and competent management.
2. I (We) assume that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. I (We) assume no responsibility for such conditions or for engineering which might be required to discover such factors.
3. I (We) believe to be reliable the information which was furnished to me (us) by others, but I (we) assume no responsibility for its accuracy.
4. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuation for land and buildings must not be used in conjunction with any other appraisal project.
5. Neither all nor any part of the contents of this report shall be used for any purpose without the clients consent or conveyed to the public, through advertising, public relations, news, sales, or other media, without the written consent and approval of the author(s), particularly as to the valuation conclusions, the identity of the appraiser(s), or a firm with which he (she) (they) is (are) connected, or any reference to any professional society or any initial designations conferred upon the appraiser(s).
6. Sketches in this report are included to assist the reader in visualizing the property. I (We) have made no survey of the property and assume no responsibility in connection with such matters.
7. I (We) am (are) not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements are previously agreed upon.
8. Unless otherwise noted in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser(s). The appraiser(s) has (have) no knowledge of the existence of such materials on or in the property. The appraiser(s), however, is (are) not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
9. Where the discounted cash flow analysis is utilized, it has been prepared on the basis of information and assumptions stipulated in the appraisal report. All financial projections are based upon current market expectations as of the effective date of the appraisal. The actual achievement of these projections will be affected by future economic conditions that cannot be predicted. Therefore, the actual results achieved may well vary from the projections, and such variation may be material.
10. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I (We) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

DEFINITION OF MARKET VALUE

The definition that follows incorporates the concepts that are most widely accepted, such as willing, able, and knowledgeable buyers and sellers who act prudently as of a specific date, and gives the appraiser a choice among three bases: (1) all cash, (2) terms equivalent to cash, or (3) other precisely revealed terms. The definition also requires increments or diminutions from the all-cash market value to be quantified in terms of cash. *The following definition is provided by 'The Appraisal of Real Estate' 14th Edition; Appraisal Institute – Page #58.*

Market Value

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

HYPOTHETICAL CONDITION

Hypothetical Condition Defined

That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. A hypothetical condition may be used in an assignment only if:

Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
Use of the hypothetical condition results in a credible analysis; and the appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions. (USPAP, 2016-2017 ed.)

There is no hypothetical condition to note at this time.

EXTRAORDINARY ASSUMPTION

Extraordinary Assumption Defined

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

It is required to properly develop credible opinions and conclusions;
the appraiser has a reasonable basis for the extraordinary assumption;
use of the extraordinary assumption results in a credible analysis; and
the appraiser complies with the disclosure requirements set forth in USPAP for extraordinary. (USPAP, 2002 ed.)

1. *I am making the extraordinary assumption that any and all secondary information provided to this appraiser in regards to age, construction, updating, lease (if any), etc. is in fact accurate & reliable.*
2. *I am making the extraordinary assumption that this is a clean and non-contaminated site.*
3. *I am making the extraordinary assumption that those building improvements and site improvements that were snow covered on the date of my inspection; are in the same 'average' condition as those improvements I was able to view.*

EXTRAORDINARY ASSUMPTION CONT.:**Extraordinary Assumption Defined**

In addition to the extraordinary assumptions noted on the previous page; I may or may not be making additional extraordinary assumptions throughout the report. Those assumptions will be noted within the section of the report that they are considered relevant.

Should any of these items (extraordinary assumptions) be different than which are reported in this appraisal I reserve the right to update this report accordingly.

PURPOSE OF THE APPRAISAL

The purpose of this report is to estimate the 'Current' Market Value of the fee simple interest of the site and improvements thereon as of the effective date of the appraisal.

Per my conversation with Mr. Jason Grueneberg (Wood County Planning & Zoning) I am to estimate the 'current' Market Value of the fee simple interest in the subject (as is).

My client for this appraisal is Wood County Planning & Zoning and/or their representatives and it is assumed that this report will be used to assist in documenting the value for internal decision making with regards to the future of the subject property.

SCOPE

This appraisal is not a feasibility study and demand is inferred by sales activity in the east central region of the state.

It should be noted and emphasized I looked through a statewide databases from years 2012 through current, in an effort to obtain sales. Sources utilized include; my work files, the Wisconsin Department of Revenue IPAS site (recorded transfer returns; 2012-2018), Loopnet.com, and Sale Data Service (online database). I also utilized these sources for market rents, leases, etc.

In addition to the local market data utilized; I referenced Loopnet.com and Sales Data Service (online publications) for Wisconsin regional market data.

I also referenced several prior appraisals and their files with regards to income/expense and sales information. This information was utilized for both reference and comparison in both the income and sales comparison approach.

I viewed the subject property on February 6th, 2018. My inspection included viewing the exterior of the building improvements as well as being able to view the interior of the entire structure.

This appraisal includes only the site, building improvements, and site improvements. Business value (*blue sky*) is not included.

Relative to the appraised value it is assumed that the improvements meet or exceed all local and state building codes as of the effective date of the appraisal.

I utilized GIS digital data; specifically the Wood County GIS layers, and ArcMap 10.2 software; to map all the local sales I considered relevant.

I attempted to confirm each transaction through the buyer, seller, broker or public record and or Department of Revenue transfer return records.

I also utilized Esri Business Analyst for the most current demographic information; demographic information within a 5, 10, & 15 minute drive time from the physical address of the subject and improved comparable sales (see addenda for these reports).

The information contained within this appraisal report; including but not limited to my research, reasoning, and adjustments to the comparable sales, etc. are intended to comply with 'Daubert' Case law Sections 907.2 and 907.3. The methodology relative to interpretation of the facts and data contained within are considered to be the customary practice and application of the principles and methods of the appraisal of real property.

CLIENT / USE

My client for this appraisal is Wood County Planning & Zoning and/or their representatives and it is assumed that this report will be used to assist with internal decision making with regards to the future of the subject property. Per my instructions from the client I am to estimate the current market value of the fee simple interest of the subject property (as is).

It should also be noted that I/we have over the years appraised or assisted in the appraisal of various commercial, industrial and/or manufacturing property types such as that of the subject. Other property types that I/we have appraised or assisted in appraising include: Restaurants/Banquet facilities, Convenience Stores, Automobile related properties, Churches, Schools, Apartment Complexes, Office Buildings (single/multi-tenant), Malls/Shopping Centers, Quarries, Nursing Homes, Golf Courses, etc.

EFFECTIVE DATE OF THE APPRAISAL

The effective date of the appraisal is February 6th, 2018.

TYPE OF APPRAISAL

This is intended to be a complete appraisal presented in an appraisal report format. This is a current 'market' value report as it relates to the land and improvements. The values represented within this appraisal are defined as the market value of the fee simple interest of subject property in the 'as is' condition.

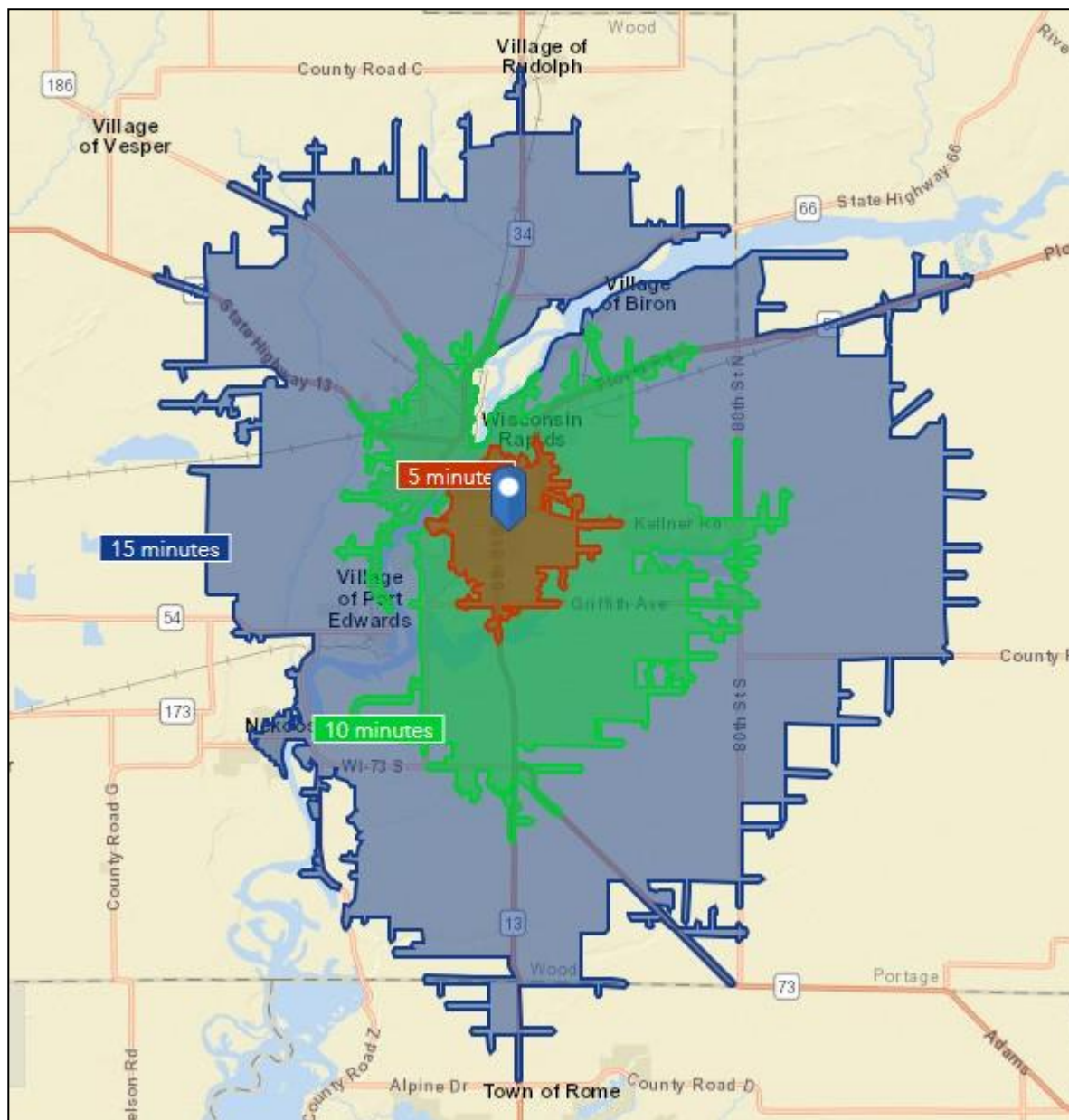
AREA DATA AND ANALYSIS

I have included a copy of the demographic data as provided by Esri Business Analyst (5, 10, 15 minute drive times) in the addenda of this report.

NEIGHBORHOOD DESCRIPTION

BOUNDARIES

Considering the size of the community the larger boundary would be the entire City of Wisconsin Rapids and portions of the surrounding townships and/or villages. Specifically however I will focus on the delineated 5, 10, & 15 Minute Drive Time as detailed by Esri Business Analysis Online; the snapshot of which can be found below; the full demographic detail of the 5, 10, & 15 minute drive time can be found in the addenda of this report.



DOMINANT DEVELOPMENT

The immediate neighborhood is comprised of residential, office, and commercial property types.

CONFORMITY

The mixed land or development uses in the area would not be considered to be in conformance. This is however typical of these urban Central Wisconsin communities.

NEIGHBORHOOD DESCRIPTION CONT.:**REPUTATION**

On the date of inspection, no comments either good or bad were heard as to the reputation of the subject neighborhood.

LIFE STAGE

At this time the neighborhood is considered to be in the stable growth life stage.

% BUILT-UP

I would estimate the area to be around 85.00%+- developed.

ADEQUACY OF UTILITIES

The subject neighborhood is located in the City of Wisconsin Rapids; Wood County, WI and does have municipal services such as sewer & water available. There are areas in the more rural locations of the 5, 10 & 15 minute drive time that require private wells for water and private sewerage systems for waste removal.

Other items like natural gas, electricity, cable, internet, etc. are provided by private carriers.

DETRIMENTAL INFLUENCES

There were no detrimental influences noted on the date of inspection.

FINANCING

Financing is available at competitive rates; therefore, there should be no loss in value due to non-affordable financing.

LOCATION ACCESSIBILITY

Accessibility would be considered average considering that the subject and much of the neighborhood is accessed by interior city streets or avenues.

ZONING RESTRICTIONS

Other than the municipal zoning to my knowledge there are no other restrictions.

VACANCY

No unusual vacancies noted on the date of inspection.

TURNOVERS

A turnover study was not conducted. For purposes of this appraisal, turnovers are considered to be similar to that of other suburban commercial / industrial neighborhoods in the region.

CONCLUSIONS

In conclusion, it can be stated that the primary market (5 minute drive time) is a predominately urban mixed use neighborhood with office, commercial, residential, and governmental developments in the immediate area.

THE APPRAISAL PROCESS

An appraisal is an estimate of value based upon the highest and best use of the property.

There are three approaches to value estimation potentially available to the appraiser in every appraisal assignment. These are: the Sales Comparison Approach; the Cost Approach; and the Income Approach.

The appraiser should consider each of these approaches in every appraisal, even though subsequent analysis may reveal that one or more of these approaches is inapplicable in the case at hand. The applicability of any approach in a given appraisal problem depends on the character of the problem, the type of property involved, the nature of the market, and the availability of required data of appropriate quality and sufficient quantity.

The Sales Comparison Approach is based on the proposition that an informed purchaser will pay no more for a property than the cost to him of acquiring an existing property with the same utility. This approach is applicable when an active market provides sufficient quantities of reliable data, which can be verified from authoritative sources. The value of the subject property is measured by the prices at which effective substitute properties can be or have been purchased under similar market conditions. Analyzing sales data for competitive substitute properties constitutes what is called the Sales Comparison Approach.

In the Cost Approach, an estimate of the site value is first derived by the sales comparison approach. An estimate is then made of the cost of reproducing the subject improvements at today's cost. From this is deducted the estimated loss in value through diminished utility, whether it be from physical, functional, or external causes. The indicated value from this approach is then the sum of the site value and the net value of the improvements.

In the Income Approach, an estimate is made of the market rent which the subject property might command, based on the rental of competitive space. Estimates are also made of the appropriate vacancy rate and the expenses for the subject, based on information developed from similar properties in the market. Thus, an indication of net income which the subject property is capable of producing is developed. This is the basis for any of the capitalization techniques, regardless of which one is indicated by the type property or investor. The rate of return on investments in similar type properties is derived from the market, and this rate of return is used to capitalize the indicated net income into an indication of value by this approach.

After reviewing the value indications for each of the approaches developed, the appraiser reconciles these indications into a single conclusion of value based upon the approaches which have the highest quantity and quality of data available, and the ones in which the market participant typically has the greatest confidence.

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Part of the NESE Sec 20-22-6E NKA Lots 1 & 2 of WC CSM 3254; City of Wisconsin Rapids; Wood County, WI.

SALES HISTORY

The subject property has not transferred in the past five years as such a more detailed discussion is not considered necessary.

DESCRIPTION OF THE SITE

Lot Size	59,667 sq. ft.
Contour/Topography	The site has a sloping contour with an open topography.
Soil	<p>Soil borings were not taken. For the purpose of this appraisal, it is assumed that the load bearing characteristics of the subject site is typical for the region and will pose no special problems to construction of a building also typical to this region.</p> <p>A copy of the soils map can be found in the addenda of this report.</p>
Drainage	Drainage appears to be adequate from within the property lines.
Utilities/services	Municipal sewer and water are available to the site; services such as cable, gas, & electric are available via private carriers.
Access	The site fronts; with access; 12 th Street South to the west and Clyde Avenue to the north.
Improvements	<p>The main structure or building improvement is a wood frame & masonry / vinyl sided / earthen exterior single tenant (stand-alone) office building.</p> <p>The structure was built in 1986+- giving it an actual age of 32 years and an effective age of 30 years. Overall I would consider not only the building condition to be 'average' but also the overall appeal & condition.</p> <p>Additional site improvements include: lawn, landscaping, asphalt paved parking (11,000+- sq. ft.), security lighting, concrete flatwork, and an on-premise sign.</p>
Hazards	There were no hazards noted on the date of inspection.
Zoning	<p>R2 Residential District (legal non-conforming)</p> <p>Note: None of the site is located in a designated wetland area or a floodplain (or zone).</p>
Environmental	An environmental assessment is beyond the scope of an appraisal and if environmental issues are of interest to this reader it is suggest the proper professionals be contacted to conduct such a study.
Comments	The site is located in the City of Wisconsin Rapids; Wood County, WI in a suburban mixed use neighborhood.

DESCRIPTION OF THE SITE CONT.:

-Map provided by County GIS Layers & Google Earth



DESCRIPTION OF THE IMPROVEMENTS

Gross Building Area	10,500+- sq. ft.
Use	Single tenant office building
Excavation	Poured Slab
Foundation	Full Basement / Unfinished (10,500+- sq. ft.) Concrete footings (assumed)
Windows	Aluminum clad casement
Roof	Composition shingles (snow covered)
Frame / exterior walls	Wood frame / Masonry / Vinyl / Earthen exterior
Eave height	Typical one story design and eave height for a structure of this age, use, and design.
Floor structure	Wood decking / Wood subfloor
Floor cover	Carpet & Tile
Interior walls	Predominately drywall
Ceiling finish	Predominately drywall
Heating, Ventilation, A/C	GFA furnace / CA compressor
Lighting	Fluorescent & Incandescent
Electric service	Several panels and sub panels; assumed to be adequate and up to code. If this item is of concern to the reader(s) of this report; it is recommended that a professional in this area be contacted for his or her opinion.
Plumbing	(7) Restrooms & (1) breakroom or kitchen area Additional items include miscellaneous sinks and water heater; each considered adequate and up to code.
Age	Effective age of 30 years.

DESCRIPTION OF THE IMPROVEMENTS CONT.:**Comments**

Additional site improvements include: lawn, landscaping, asphalt paved parking (11,000+- sq. ft.), security lighting, concrete flatwork, and an on-premise sign.

Overall I would consider the improvements (building & site) to be in average condition.

-Photographs taken by JS Gagnow (2/6/18); additional photos can be found in the addenda.



OVERALL PROPERTY & SITE RATING

Now that we have discussed and/or described the neighborhood, the site, and the improvements I will rate these three components to arrive at an overall appeal & condition rating.

This rating will consider the property and neighborhood as a 'whole' from: fair, to average, to good. This rating will then be utilized or considered in the three approaches to value.

The table below is a summary of some of the important characteristics to the subject property: its neighborhood, the site, and finally the improvements.

There are 14 total points available under each of the conditional categories; this point is then multiplied by a category score (average being 5). Average being compared to what is the market standard or is typically found for a property of this type in this market area. A total score of 70 would be considered average (14 points x a category score of 5).

This figure is then reconciled into a total score; 42 being the lowest, 70 being average, and 98 being the highest. The appraiser then utilizes this score, and his/her knowledge of the area into an overall appeal/condition rating. For those scores that are in between ratings; the total score is prorated and reconciled to either: fair, average, or good.

Note: The rating grid below is a summarized version of what is typically found with a more detailed Level B or Level C marketing or feasibility study. These detailed versions are more typically found with a complete report in a complete appraisal format. This report is a complete report in a summary report format (the most typical of narrative appraisal report formats).

Property Rating Grid

		Fair	Average*	Good
Neighborhood (5 Minute)				
	<i>MPI (Market Potential)</i>		1	
	<i>Leakage Factor</i>		1	
Site				
	<i>Parking</i>		1	
	<i>Access</i>		1	
	<i>Visibility</i>		1	
	<i>Traffic Count</i>		1	
	<i>Proximity to PVI**</i>		1	
Building				
	<i>Construction</i>		1	
	<i>Design</i>		1	
	<i>Size</i>		1	
	<i>Eff. Age</i>	1		
	<i>Condition</i>		1	
Legal Considerations				
	<i>Zoning conformance</i>		1	
	<i>Deed Restrictions</i>		1	
RATING CONCLUSIONS				
	<i># of Items</i>	1	13	0
	<i>Times category score</i>	3	5	7
	<i>Possible Scores</i>	42	70	98
	Individual Scores	3	65	0
	Total Score	68		

*Average being the market standard for this property type; total score of 70 is average

**PVI = Peak Value Intersection

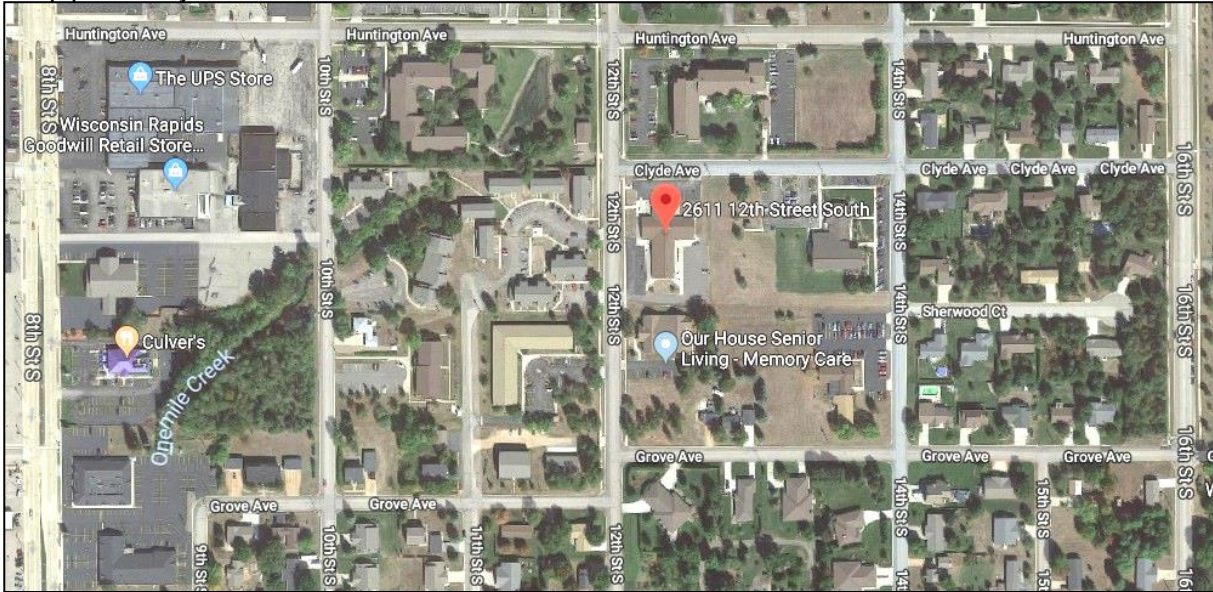
Overall Appeal / Condition:	Average
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ZONING

FLOODPLAIN

Based on the maps available; none of the subject site is located in a floodplain or zone.

-Map provide by FEMA



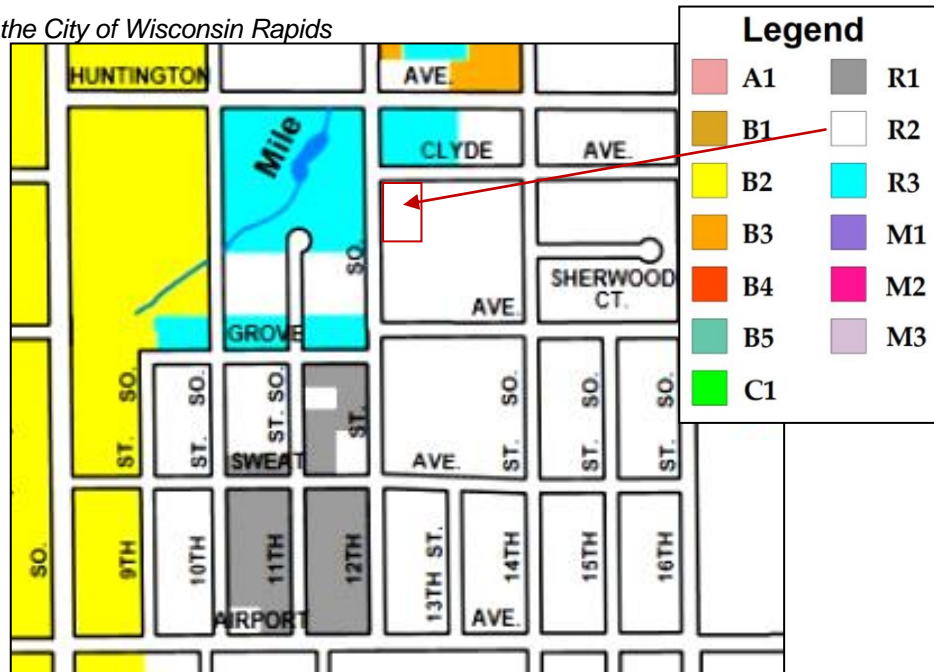
WETLANDS

Based on the GIS information available none of the subject property is located in a designated wetland area.

LOCAL ZONING

The subject site is located in the R2 Residential District. In the addenda of this appraisal is a copy of the general standards for this district.

-Map provided by the City of Wisconsin Rapids



ESTIMATE OF HIGHEST AND BEST USE

Good appraisal practice requires highest and best use analysis for the property being appraised. It is a basic principle of real estate that urban space (land or improved properties) tends to be put to the use which will produce the greatest net return for the property over a given period of time (Highest and Best Use). This is the basis for decision-making concerning the allocation of urban space among alternative competing uses. It is thus the basis for valuation, since the owner, potential purchaser, or user is presumed to plan to put the land to the use, which will produce the greatest return.

Highest and Best Use is defined as, "the reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are physically possible, legally permissible, financially feasible, and maximally productive "(The Appraisal of Real Estate, 13th Edition American Institute of Real Estate Appraisers-2008)

The highest and best use analysis involves two separate estimates: the site as if vacant and available to be put to its highest and best use; and the property as improved. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

HIGHEST AND BEST USE (as if vacant)

PHYSICALLY POSSIBLE

The site is of sufficient size and shape that it has an average utility; it also has sufficient frontage along the two streets that it fronts.

Considering the above it can be stated that it is physically possible to develop the site into a number of planned or residential development property types; as allowed by the current zoning designation.

LEGALLY PERMISSIBLE

Zoning is R2 and there are a several conforming properties in the neighborhood. As such, it is assumed that similar uses for the subject site would be allowed and considered legally permissible.

FINANCIALLY FEASIBLE

Considering that the site is both physically & legally permissible a planned or residential development (as allowed) would be financially feasible.

MAXIMALLY PRODUCTIVE & HIGHEST OVERALL RETURN

Of the different uses available a planned or residential development is considered the maximally productive HBU.

HIGHEST AND BEST USE (as improved)

PHYSICALLY POSSIBLE

The site limitations are the same in the "as if vacant" scenario. The current improvements are of sufficient size and layout that they offer an average utility for the intended use.

LEGALLY PERMISSIBLE

The current zoning allows the current use; albeit a conditional use thus it can be stated that this use is legally permissible but non-conforming.

FINANCIALLY FEASIBLE

Considering that the site is both physically & legally permissible (though non-conforming) a residential or planned development (as allowed) would be financially feasible.

MAXIMALLY PRODUCTIVE & HIGHEST OVERALL RETURN

The current facilities should maximize the return to the land that is improved; until such a time redevelopment is feasible.

In conclusion the HBU of the subject is for its current use as a planned 'office' development.

COST APPROACH

Considering the original age of the structure the cost approach; while considered; will not be developed.

The omission of the cost approach under these circumstances is not considered misleading and/or inappropriate.

INCOME APPROACH

As noted throughout this appraisal report the subject property is a single tenant 'stand-alone' structure; a structure that is owner occupied.

The objective of this appraisal report (per my client and engagement letter) is to estimate the market value of the fee simple interest (As Is).

The two most typical lease types that I have seen for this property type include a Modified Gross or maybe a 'NNN' lease. That is the lessee or tenant pays for their own utilities, maintenance, insurance, and the real estate taxes; while the lessor or landlord assumes the risk of vacancy & credit loss, management expenses, and reserve set aside.

The income approach being developed will be done so utilizing current market lease rates and expenses and the direct capitalization method; defined as follows:

Direct Income Capitalization

Direct capitalization typically involves the analysis of a single year's net income (or average of several years' income). The resultant "NOI" is capitalized by an overall capitalization rate to derive value.

Direct capitalization simulates investor motivation when reliable estimates of income and market derived cap rates are readily available in the market and reveal a consistent pattern. Use of direct capitalization does not require explicit projections of income and assumes that expectations for future income are similar for the subject and comparables.

Per the instructions of my client I am to estimate the leased fee interest which can differ from the fee simple interest of the subject property; these can be defined as ('The Appraisal of Real Estate'; 14th Edition):

Fee Simple Interest

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Leased Fee Interest

A leased fee interest is the lessor's, or landlords, interest. A landlord holds specified rights that include the right of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee (leaseholder) are specified by contract terms contained in the lease. Although the specific details of leases vary, holding a leased fee interest generally provides the lessor with the following:

- *rent to be paid by the lessee under stipulated terms*
- *the right of repossession at the termination of the lease*
- *default provisions*

When a lease is legally delivered, the lessor must surrender possession of the property to the tenant for the lease period and abide by the lease provisions. The lessor's interest in a property is considered a leased fee interest regardless of the duration of the lease, the specified rent, the parties to the lease, or any of the terms in the lease contract.

Note: While they are two separately defined interests their values can be the same:

"If there are leases in place, even at market rates and terms, the interest is a leased fee. The value may be the same as the fee simple, but the interest is correctly identified as a leased fee. (As defined by: 'The Appraisal of Real Estate'; 14th Edition; Page #6").

INCOME APPROACH CONT.:**INCOME CONT.:**

The income approach can be based on both actual and market researched rents and expenses. I have referenced several publications and online databases, including my own database to verify the market derived information that I have utilized.

In the table below I have included several rent comparables from the Central Wisconsin markets.

My primary concern for rent comparables was: gross building area, age, and use (in the addenda of this report are the summary lease sheets as provided by Sales Data Service and/or Loopnet.com).

Office Rent Comparables

#	Address	Structure Type	Space	Annual	Lease Type		Condition of Space			Quality of Location		
			Sq. Ft.	\$/Sq. Ft.	NNN	Gross	Fair	Avg	Good	Fair	Avg	Good
S	2611 12th Street South Wisconsin Rapids, WI	Office / SA	10,500	n/a	x			x			x	
1	3333 N Mayfair Road Wauwatosa, WI	Office / SA	14,770	\$12.00		x		x			x	x
2	440 Chestnut Street Wisconsin Rapids, WI	Office / MT	700	\$10.20		x		x			x	
3	1108 S 8th Street Wisconsin Rapids, WI	Office / SA	1,440	\$10.00	x			x			x	
4	517 N Westhill Blvd Appleton, WI	Office / SA	13,808	\$12.00	x			x	x		x	
5	902 S Main Street Ozaukee, WI	Office / SA	8,500	\$12.00		x		x			x	
6	200 Paper Place Kronenwetter, WI	Office / SA	8,700	\$15.00		x		x	x		x	
7	1213 S Central Avenue Marshfield, WI	Office / SA	2,340	\$10.00		x		x			x	
8	2301 Country Club Drive Stevens Point, WI	Office / SA	8,000	\$10.50	x			x			x	
9	2740 Ski Lane Madison, Tn of	Office / SA	12,320	\$12.00		x		x			x	
10	1840 Post Road Plover, WI	Office / MT	2,100	\$9.00	x			x			x	
Average			7,268	\$11.27	Subject not included in the Average / Median Unit Value							
Median			8,250	\$11.25								

*Summary sheets of each rental are included in the addenda of this report; the above average & median does not include the subject

**Single = Single Tenant

**SA = Stand Alone

**MT = Multi Tenant Structure

Considering the suburban location of the site, the age of the structure, and the overall size or 'economy of scale'; it is my opinion that the lower side of the range would be the most reasonable or \$9.50/sq. ft.

While I did consider the full basement as a definite positive or potential draw for a tenant; the structure is currently designed as a single-tenant property that measures 10,500 sq. ft. (plus basement). This is considered to be a significantly large space, in this location, in this market. So again the lower side of the range is the most reasonable.

In the table below I estimate the potential gross income to the subject property:

Market Derived Lease

Structure	Unit	Annual Rent	Sq. Ft.	Rnt/Sq. Ft.	Expires
Retail Structure	1	\$99,750	10,500	\$9.50	n/a
Totals		\$99,750	10,500	\$9.50	

INCOME APPROACH CONT.:**EXPENSES**

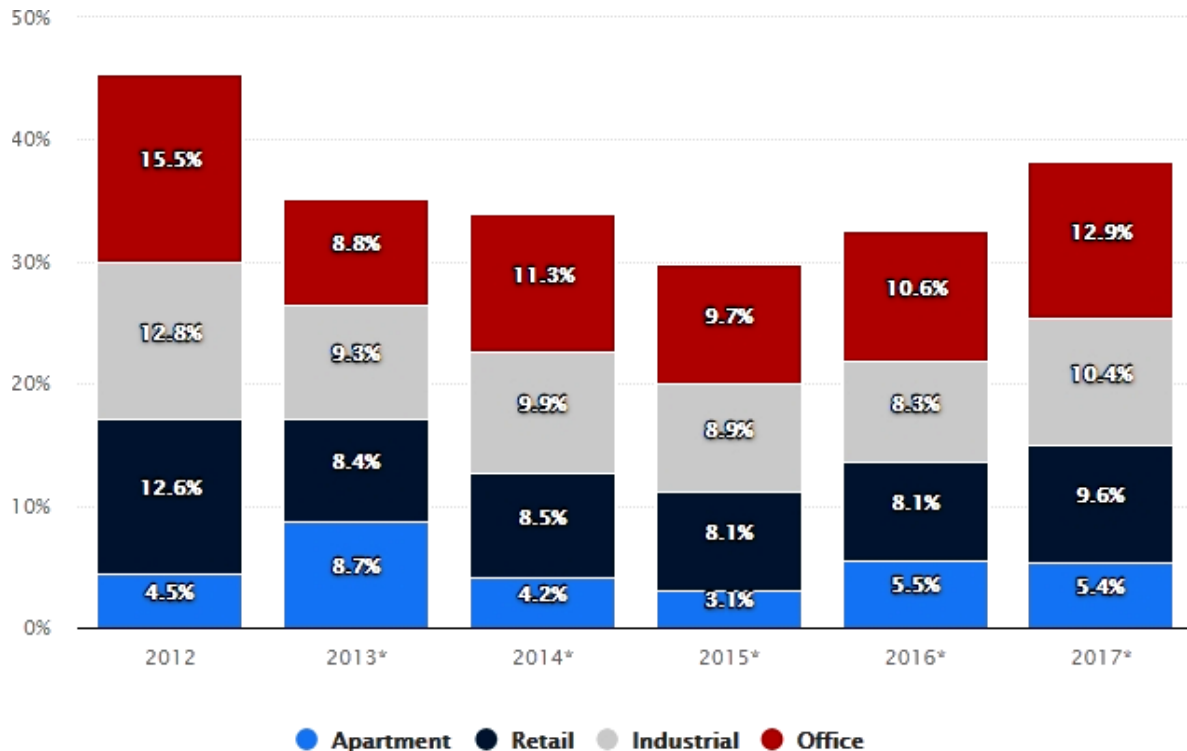
The expenses that need to be accounted for include:

1. Frictional Vacancy & Credit Loss
2. Replacement Reserves
3. Management Fees

VACANCY RATE

Based on the most recent IRR study current vacancy rates for this property type have ranged from 8.6% to 12.90%. In the case of the subject property; given its age and again the overall size of the property; the upper end of the range is considered to be the most reasonable or 12.00%.

-Provided by Statista.com



Frictional vacancy represents "vacancy unrelated to disequilibrium in supply and demand, but rather due to tenant relocations as leases roll over and expire.

RESERVES FOR REPLACEMENTS

An amount set aside from the NOI to pay for the eventual wearing out of short lived items. Items like the HVAC, roof, parking lot repair and/or resurfacing, etc.

What I have found is that this figure varies significantly from property to property due to age, lease structure, definitions within that lease, etc.

Some developers will tell you; 2% of the base rent up to 8%. It depends upon the use, age, and design of the building.

In the case of the subject property a rate of 5.00% will be utilized.

INCOME APPROACH CONT.:**EXPENSES CONT.:****MANAGEMENT**

In regards to management/marketing costs; even if the owner (landlord) were to do most of the work there is a cost associated with it and it must be accounted for. I have seen this run from as little as 3% to as much as 10% (derived from past appraisal projects and work files); depending upon property type, # of tenants, market vacancy rates, etc.

In the case of the subject property a rate of 5.00% will be utilized.

ESTIMATE OF NOI

Based on the estimated PGI and expenses as noted on the previous page the net operating income is estimated at:

Profit/Loss

Income	
Potential Gross Income	\$99,750
<i>Vacancy/Credit loss</i>	<i>(\$11,970)</i>
Effective Gross Income	\$87,780
Annual Expenses	
Management	\$4,389
Reserves/Replacements	\$4,389
Operating Expenses	\$8,778
NOI (Annual)	\$79,002
Expense Rate (Annual)	-20.80%

CAPITOLIZATION RATE

Below is a table that includes the estimated cap rates to the four comparable sales noted later in this report. On the following page are several other verified cap rates of 'Wisconsin' office sales along the most recent RealtyRates.com survey.

Cap Rate Comparison *(Comparable Sales utilized in the sales comparison approach)*

	Address	City	Date of Sale	Cap Rate
1	3707 Corporate Drive	Marshfield	3-Apr-17	8.22%
2	2007 N Mountain Road	Rib Mountain	24-Dec-15	11.52%
3	200 Indiana Avenue	Stevens Point	26-Feb-16	9.42%
4	201 Frontenac Avenue	Stevens Point	26-Feb-16	11.22%
<i>Average</i>				<i>10.10%</i>
<i>Median</i>				<i>10.32%</i>

INCOME APPROACH CONT.:**CAPITOLIZATION RATE CONT.:**

Below is a table that includes verified cap rates from several miscellaneous office properties throughout the state of Wisconsin. The cap rate range noted below varies from 7.26% to 13.97%.

Cap Rate Comparison (Statewide search of Stand-alone office buildings; Loopnet.com)

	Address	City	GBA	Date of Sale	Cap Rate
1	4802 E Broadway	Madison	6,400	29-Mar-17	11.00%
2	5485 Westridge	New Berlin	13,600	27-Jul-11	12.30%
3	7707 W Barnard	Greenfield	3,344	8-Jan-15	7.26%
4	1609 Lincoln Ave.	Waukesha	3,341	8-Jun-15	9.91%
5	13730 W. Greenfield	Brookfield	7,964	1-Mar-16	10.41%
6	4330 W Spencer St.	Appleton	5,738	22-Nov-16	9.50%
7	132 W Madison	Waterloo	2,968	21-Jul-14	13.97%
8	1329 Grand Ave.	Port Washington	10,340	17-Apr-17	10.25%
9	130 E Franklin	Appleton	8,530	2-Mar-17	10.00%
10	4330 W Spencer St.	Appleton	5,738	22-Nov-16	9.50%

Average 10.41%

Median 10.13%

In addition to the comparables noted above I have also included the fourth quarter 2017 'National Study' of Cap Rates provided by Realtyrates.com (located on the following page).

More specifically the rates for the 4th quarter of 2017; which indicate an average cap rate to an 'office' property is 8.90%.

-Provided by Realtyrates.com

RealtyRates.com INVESTOR SURVEY - 4th Quarter 2017*																								
CURRENT & HISTORICAL CAP RATE INDICES																								
Method-Weighted* Property Category Indices																								
	Apts		Golf		Healthcare Senior Housing		Industrial		Lodging		MHRV Park		Office		Retail		Restaurant		Self Storage		Special Purpose		Weighted* Composite Indices	
	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg
2017	8.13	1	11.69	-6	8.83	-9	8.93	-15	10.25	3	9.23	8	8.90	-26	9.15	-12	11.39	-18	9.54	-13	11.22	1	9.39	-9
3rd Qtr	8.09	-4	11.61	-4	8.75	-4	8.88	-4	10.16	-8	9.15	-7	8.89	-3	9.09	-6	11.20	-23	9.48	-5	11.18	9	9.33	-5
2nd Qtr	8.13	-4	11.65	-12	8.79	-12	8.92	-6	10.24	-10	9.22	-9	8.92	-1	9.15	-6	11.43	-16	9.53	-6	11.10	-15	9.38	-7
1st Qtr	8.17	-12	11.76	-2	8.91	-14	8.98	-24	10.34	3	9.31	1	8.92	-38	9.21	-16	11.58	-3	9.59	-26	11.25	-7	9.45	-16
2016	8.13	-2	11.75	6	8.92	12	9.08	15	10.22	0	9.15	15	9.16	16	9.27	12	11.57	-10	9.67	14	11.21	10	9.48	9
2015	8.15	-9	11.69	-14	8.80	-9	8.93	-10	10.22	-20	8.99	-18	9.00	-6	9.15	-11	11.66	-13	9.52	-22	11.11	-12	9.40	-12
2014	8.24	-15	11.83	-9	8.89	-1	9.03	-4	10.43	-17	9.17	-5	9.06	-22	9.26	15	11.79	-6	9.75	-20	11.24	14	9.52	-7
2013	8.39	14	11.92	-14	8.90	5	9.07	-2	10.60	3	9.22	14	9.28	-19	9.11	-4	11.86	9	9.95	-24	11.10	1	9.58	-2
2012	8.25	-35	12.07	6	8.85	-36	9.09	-40	10.57	-24	9.08	-39	9.47	3	9.15	-13	11.77	6	10.19	-49	11.09	-4	9.60	-21
2011	8.60	-29	12.00	-22	9.21	-40	9.49	-11	10.81	-24	9.48	-8	9.44	-10	9.28	-26	11.70	-14	10.69	-3	11.12	-17	9.81	-19
2010	8.89	4	12.22	5	9.62	15	9.60	12	11.05	7	9.55	22	9.54	16	9.54	25	11.84	12	10.72	21	11.30	0	10.00	13
2009	8.85	8	12.17	16	9.47	10	9.48	10	10.98	-7	9.33	1	9.38	29	9.29	20	11.72	15	10.50	37	11.30	8	9.87	14
2008	8.77	-4	12.01	29	9.37	-16	9.38	-14	11.05	56	9.32	-5	9.09	-16	9.09	-11	11.57	-28	10.13	20	11.22	-7	9.74	-1
2007	8.81	-45	11.72	-21	9.53	-65	9.52	-25	10.49	-28	9.37	-26	9.25	-47	9.20	-12	11.85	61	9.93	-38	11.29	-24	9.75	-28
2006	9.26	12	11.93	47	10.18	15	9.77	35	10.77	27	9.63	41	9.72	26	9.32	30	11.24	18	10.31	27	11.53	9	10.03	26
2005	9.14	14	11.46	80	10.03	-16	9.42	-30	10.50	-21	9.22	19	9.46	6	9.02	16	11.06	5	10.04	13	11.44	-30	9.77	2
2004	9.00	-19	10.66	28	10.19	-37	9.72	19	10.71	-98	9.03	-48	9.40	-4	8.86	-19	11.01	-15	9.91	-13	11.74	-30	9.75	-19
2003	9.19	-2	10.38	-32	10.56	64	9.53	33	11.69	56	9.51	-11	9.44	1	9.05	-18	11.16	8	10.04	-53	12.04	105	9.94	12
2002	9.21	-40	10.70	18	9.92	-39	9.20	-61	11.13	26	9.62	-60	9.43	-35	9.23	-62	11.08	-3	10.57	-12	10.99	-177	9.82	-41
2001	9.61	64	10.52	133	10.31	90	9.81	16	10.87	98	10.22	-68	9.78	-35	9.85	-53	11.11	47	10.69	13	12.76	32	10.23	21
2000	8.97		9.19		9.41		9.65		9.89		10.90		10.13		10.38		10.64		10.56		12.44		10.01	
* Weighted by methodology: Band-of-Investment, DCR Technique, Sales Survey																								
^ Further weighted by property category																								

* Weighted by methodology: Band-of-Investment, DCR Technique, Sales Survey

^ Further weighted by property category

*3rd Quarter 2017 Data

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As noted the rates range from a low of 7.26% to a high of 13.97%; with a more dominate range from 10.00% to 11.00%.

INCOME APPROACH CONT.:**CAPITOLIZATION RATE CONT.:**

Taking into consideration again the age of the structure, its suburban location, and the overall size of the property; it is my opinion that the most reasonable rate would be near the mid to upper end of the range; say 11.00%.

Below is the estimated value of the subject via the income approach:

Estimated Value via the Income Approach AS IS

NOI	/	Cap Rate	=	Value
\$79,002	/	11.00%	=	\$718,200
Total Value				\$718,200
Rounded				\$718,200
<i>Value GBA* / Sq. Ft.</i>				<i>\$68.40</i>

Note: Again it must be noted that the estimated value via the income approach **DOES NOT** include any business value, personal property or FF&E (fixtures, furniture, and equipment).

SALES COMPARISON APPROACH

In the sales comparison approach properties that have sold recently and would be considered competitive with the subject are analyzed and adjusted to reflect the characteristics of the subject. This gives an indicated value range as to the most probable sales price of the subject.

Each of the sales was considered relative to the terms of sale, physical, legal, and other characteristics. Adjustments were considered for all market observed characteristics and though not limited to the ones listed below; these are the major considerations.

The following is my discussion of the sales used and the adjustments made to those sales. Following the discussion are the sales grids.

ADJUSTMENTS TO THE SALES GRID***CASH EQUIVALENCY***

No adjustment considered necessary.

MOTIVATION

No adjustment considered necessary.

TIME (Date of Sale as compared to the effective date of the appraisal)

The sales are recent and the economy has slowed and it appears there is no market support for an upward adjustment after 12/31/2007. To those sales that occurred before 12/31/07 (if any) an adjustment of 3%/year was made.

LOCATION

No adjustment considered necessary; though this item will be considered in the final reconciliation of value.

GROSS BUILDING AREA

The adjustment to Sale #1 for the lack of a basement is based on the estimated cost new of the subject's basement, less depreciation, and then divided by its gross building area.

LAND AREA

No adjustment considered necessary.

LAND/BUILDING RATIO

No adjustment considered necessary; though this item will be considered in the final reconciliation of value.

CURRENT USE

No adjustment considered necessary.

SALES COMPARISON APPROACH CONT.:
ADJUSTMENTS TO THE SALES GRID CONT.:

AGE

For the difference in age I have adjusted at 1.50% per year of age difference.

This adjustment is based on depreciation rates as referenced from the Marshall Swift Cost Manual; both local and national as they apply to commercial properties.

OVERALL APPEAL & CONDITION

After all of the physical and locational adjustments have been made; what stands out or remains is what I consider the overall appeal / condition of the property.

To adjust for this I look at several items from the inside out:

1. To start I consider the physical components and amenities of each property; the type, design, age, condition, and quality of the building and/or site improvements. Specific to the subject I considered the main building improvement (including its amenities, construction quality, etc.). While some of the comparables may or may not have similar amenities I must consider their contribution to the value of the real property.
2. Second would be the amount of land, the land to building ratio, and the estimated value of the land in the region to 'that' particular subject and/or sale.
3. And finally I consider those factors outside of the property lines; like the physical location in the region, views, street accessibility, etc.

Sale #1 is considered to have an overall appeal & condition rating of 'good' while Sale #3 is rated as 'average to good'. Below is a paired sales analysis; comparing the adjusted unit values up to this point in order to estimate the amount of an adjustment (if any).

Overall Appeal (After all other adjustments have been made)

#	Rating	Adj Unit \$	Sale date	Vs.	#	Rating	Adj Unit \$	Sale date	% Change
2	Average	\$67.19	12/24/2015		1	Avg / Good	\$98.24	7/3/2017	-31.61%
3	Avg / Good	\$85.59	2/26/2016						-12.88%
4	Average	\$71.27	2/26/2016						-27.45%
									-71.94%
									Average -23.98%

Taking into consideration the age, condition, and location of the subject property an adjustment of -30.00% was made to Sale #1 and a -15.00% adjustment was made to Sale #3.

CONSTRUCTION

No adjustment considered necessary.

This discussion is continued on the following page:

**SALES COMPARISON APPROACH CONT.:
ADJUSTMENTS TO THE SALES GRID CONT.:**

FINAL RECONCILIATION

Summary of Sales Comparison Approach

Sale #	Address	Original Unit Value (\$)	Adjusted Unit Value (\$)	Net Adj.
1	3707 Corporate Drive	\$116.82	\$68.77	-41.14%
2	2007 N Mountain Road	\$62.50	\$67.19	7.50%
3	200 Indiana Avenue	\$101.87	\$73.75	-27.60%
4	201 Frontenac Avenue	\$71.27	\$71.27	0.00%
Average		\$88.12	\$70.24	-15.31%
Median		\$101.87	\$68.77	-27.60%

The range in adjusted unit values is from a low of \$67.19/sq. ft. to a high of \$73.75/sq. ft. with a median unit value of \$70.02/sq. ft.

Below is the five figure summary of the unadjusted unit values compared to the adjusted unit values:

(5) Figure Summary (Quartiles)

	UnAdj.	Adjusted
Minimum	\$62.50	\$67.19
2nd Qtile	\$69.08	\$68.37
Median	\$86.57	\$70.02
3rd Qtile	\$105.61	\$71.89
Maximum	\$116.82	\$73.75
Standard Deviation	\$25.51	\$2.88

**The Five Figure Summary; is a quick way to describe the variations of the intermediate data values; including the low, the high, and the median. The 2nd or lower quartile divides the lowest fourth of a data set from the upper three-fourths; or the median of the lower half. The 3rd or upper quartile divides the lowest three-fourths of a data set from the upper fourth or the median of the upper half.*

Taking into consideration the age, suburban location, and again the overall size of the property; it is my opinion that the unit value lies between the Minimum and the Median; or \$68.00/sq. ft.

The indicated value via the sales comparison approach is:

$$10,500 \text{ sq. ft.} \quad @ \quad \$68.00/\text{sq. ft.} \quad = \quad \$714,000$$

Note: Again it must be noted that the estimated value via the sales comparison approach **DOES NOT** include any business value, personal property or FF&E (fixtures, furniture, and equipment).

On the following page are the sales comparison grids outlining the comparable sales I have just discussed.

**SALES COMPARISON APPROACH CONT.:
ADJUSTMENTS TO THE SALES GRID CONT.:**

Sales Comparison Approach

Subject 2611 12th Street South Address Wisconsin Rapids, City of City/Village/Town Wood County, WI	Sale # 1 3707 Corporate Drive Marshfield, City of Wood County, WI	Sale # 2 2007 N Mountain Road Rib Mountain, Town of Marathon County, WI
Sale Price Cash Equivalent Adj. (CE) Net Sale Price	\$775,000 \$0 Per sq. ft. \$775,000 \$116.82	\$625,000 \$0 Per sq. ft. \$625,000 \$62.50
Adj to \$/SF of Bldg	+ / (-) Adj.	+ / (-) Adj.
Date of Sale/Up to Date 2/6/2018 Motivation Market Location Urban Gross Building Area (sq. ft.) 10,500 Additional Space Full Unfinished Basement Land area (sq. ft.) 59,677 Land/Bldg Ratio to 1 5.68 Current Use Office Age (Effective or Actual age) 30 Overall Appeal & Condition Average Construction Wd Frame / Masonry	4/3/2017 Market Urban 6,634 None \$7.70 111,514 16.81 Office 15 (\$26.29) Good (\$29.47) Wd Frame / Sided	12/24/2015 Market Urban 10,000 Full Unfinished Basement 23,087 2.31 Office 35 \$4.69 Average Wood Frame / Masonry
Net Adjustment	-41.14% (\$48.06)	7.50% \$4.69
Indicated Mkt Val/sq. ft. Bldg.	\$68.77	\$67.19

Sales Comparison Approach

Subject 2611 12th Street South Address Wisconsin Rapids, City of City/Village/Town Wood County, WI	Sale # 3 200 Indiana Avenue Stevens Point, City of Portage County, WI	Sale #4 201 Frontenac Avenue Stevens Point, City of Portage County, WI
Sale Price Cash Equivalent Adj. (CE) Net Sale Price	\$1,500,000 \$0 Per sq. ft. \$1,500,000 \$101.87	\$760,000 \$0 Per sq. ft. \$760,000 \$71.27
Adj to \$/SF of Bldg	+ / (-) Adj.	+ / (-) Adj.
Date of Sale/Up to Date 2/6/2018 Motivation Market Location Urban Gross Building Area (sq. ft.) 10,500 Additional Space Full Unfinished Basement Land area (sq. ft.) 59,677 Land/Bldg Ratio to 1 5.68 Current Use Office Age (Effective or Actual age) 30 Overall Appeal & Condition Average Construction Wd Frame / Masonry	2/26/2016 Market Urban 14,725 Partial Unfinished Basement 55,264 3.75 Office 20 (\$15.28) Average / Good (\$12.84) Wd Frame / Masonry	2/26/2016 Market Urban 10,663 Partial Unfinished Basement 24,557 2.30 Office 30 \$0.00 Average Wd Frame / Masonry
Net Adjustment	-27.60% (\$28.12)	0.00% \$0.00
Indicated Mkt Val/sq. ft. Bldg.	\$73.75	\$71.27

MISCELLANEOUS LISTINGS & ADDITIONAL SUPPORT

In the addenda of this report I have also included (8) current listings of stand-alone office buildings; they range in size from 7,500 sq. ft. to 15,000 sq. ft. The average size of these properties is 10,094 sq. ft. with an average listing price of \$85.31/sq. ft., and an average effective age of 28 years.

If I first consider an adjustment for listing price to sales price which can range from 5% to 20%; this equates to a range of unit prices from \$68.25/sq. ft. to \$81.04/sq. ft.

Then if I consider the age adjustment of 2.00% per year; or multiply the above figures by -4.00% (Subject at 30 years and the average listing comparable at 28 years); the range in unit price is from a low of \$65.52/sq. ft. to a high of \$77.80/sq. ft.

The final reconciliation of the unit value at \$68.00/sq. ft. not only falls within the range of the sold & closed sales but also the listing comparables.

ANALYSIS AND RECONCILIATION

VALUATION	(EFFECTIVE DATE – 2/6/18)	As Is; Fee Simple
COST APPROACH	----	N/A
INCOME APPROACH	----	\$718,200
SALES COMPARISON APPROACH	----	\$714,000
REAL PROPERTY VALUE CONCLUSION		\$715,000

The cost approach was not developed for the reasons noted earlier.

The income approach was developed for the reasons noted earlier.

The sales comparison approach is a good approach if the subject is the type of property that is actively purchased in the local market. In the case of the subject it must be stated that there is an active market though it has slowed since 2007.

Considering the research conducted and the quality, quantity, and comparability of sales available this is a good approach if not the best approach given the state of the current economy. It can be limited due to the age of the sales but it does show or give an indication as to the attitudes of buyers and sellers.

In my opinion, the estimated Market Value of the property located at 2611 12th Street South, City of Wisconsin Rapids; Wood County, Wisconsin and currently owned by Wood County Unified Services (per the County Tax Lister's Office) under the conditions noted (as of 2/6/18) is:

MARKET VALUE OF THE FEE SIMPLE INTEREST (land / improvements); As Is
SEVEN HUNDRED FIFTEEN THOUSAND DOLLARS---\$715,000

Note: The appraised value above **DOES NOT** include any, business value, personal property and/or FF&E (Fixtures, Furniture, & Equipment).

MARKETING TIME

It is difficult to estimate marketing time for a property similar to the subject during these economic times but from all the published literature available; including national and local statistics it is 12 to 24 months.

A quick search of MLS records for all 'improved' commercial property types (Wood County) indicates the average days on the market is between 200-300+.

Again given the property type, location, and value range it would be my opinion that a marketing time of 12 to 24 months is the most reasonable.

EXPOSURE TIME

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

The reasonable exposure time for the subject property is estimated at 12-24 months; assuming a competent market, the hypothetical conditions and extraordinary assumptions have been met, and a list price not to exceed 110-115% of market value.



2611 12th Street South, City of Wisconsin Rapids, Wood County, WI



Wood County Land Information Office
Map created @ gis.co.wood.wi.us

Ortho

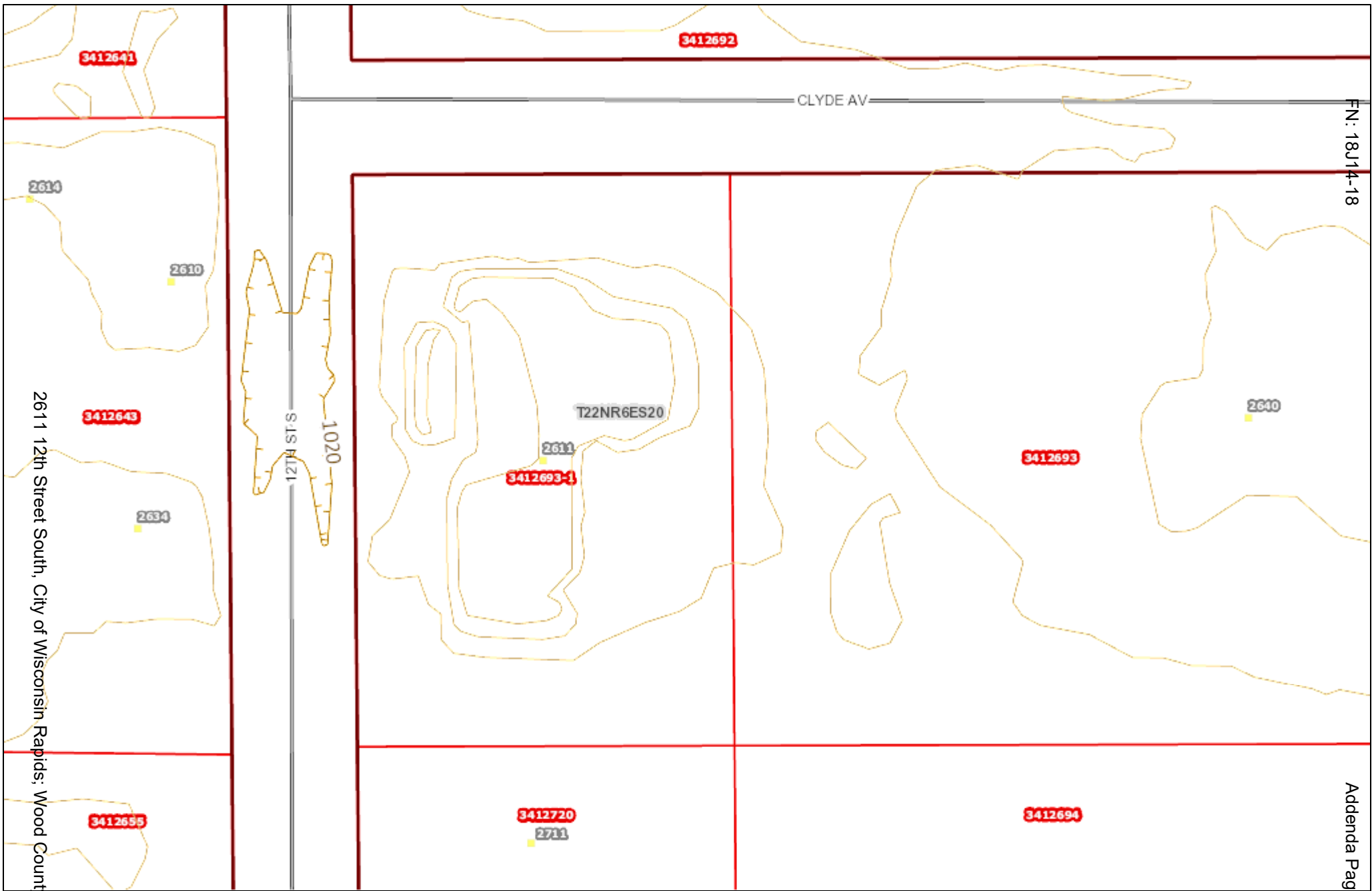
Disclaimer: This Map is NOT a Survey!!!

No information on this website is intended to serve as legal evidence of size, shape, location or ownership of real estate or environmental features including floodplains and wetlands. Wood county assumes no liability related to the use of this map. Property types open to the public for hunting should ALWAYS be verified by the Treasurer's Office.



February 14, 2018

Addenda Page # 1



Contour

Disclaimer: This Map is NOT a Survey!!!

No information on this website is intended to serve as legal evidence of size, shape, location or ownership of real estate or environmental features including floodplains and wetlands. Wood county assumes no liability related to the use of this map. Property types open to the public for hunting should ALWAYS be verified by the Treasurer's Office.



February 14, 2018



Wood County Land Information Office
 Map created @ gis.co.wood.wi.us

Wood County Web Portal - Property Summary

Property: 3412693-1

Search powered by



Report/Print engine
List & Label © Version 19:
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1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2018	Real Estate	3412693-1	291 - CITY OF WISCONSIN RAPIDS	2611 12TH ST S	WOOD COUNTY UNIFIED SERVICES 400 MARKET ST WISCONSIN RAPIDS WI 54494
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	3412693-1
Alt. Parcel #:	226E20-NESE-X-245
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	1.370

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	2611 12TH ST S WISCONSIN RAPIDS 54494

Owners

Name	Status	Ownership Type	Interest
WOOD COUNTY UNIFIED SERVICES	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Legal Description

C-WIS RAPIDS PRT NESE SEC 20-22-6E NKA LOTS 1 & 2 OF WCCSM #3254

Public Land Survey - Property Descriptions

No Property Descriptions were found

District

Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
1400	MID-STATE TECH COLLEGE	TECHNICAL COLLEGE
	STATE OF WISCONSIN	OTHER DISTRICT
	WOOD COUNTY	OTHER DISTRICT
6685	WIS RAPIDS SCH DIST	REGULAR SCHOOL

Building Information

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Buildings**Assessments****Assessment Summary**

Estimated Fair Market Value: 0

Assessment Ratio: 0.0000

Legal Acres: 1.370

2018 valuations

Class	Acres	Land	Improvements	Total
X3 - COUNTY	1.370	0	0	0
ALL CLASSES	1.370	0	0	0

2017 valuations

Class	Acres	Land	Improvements	Total
X3 - COUNTY	1.370	0	0	0
ALL CLASSES	1.370	0	0	0

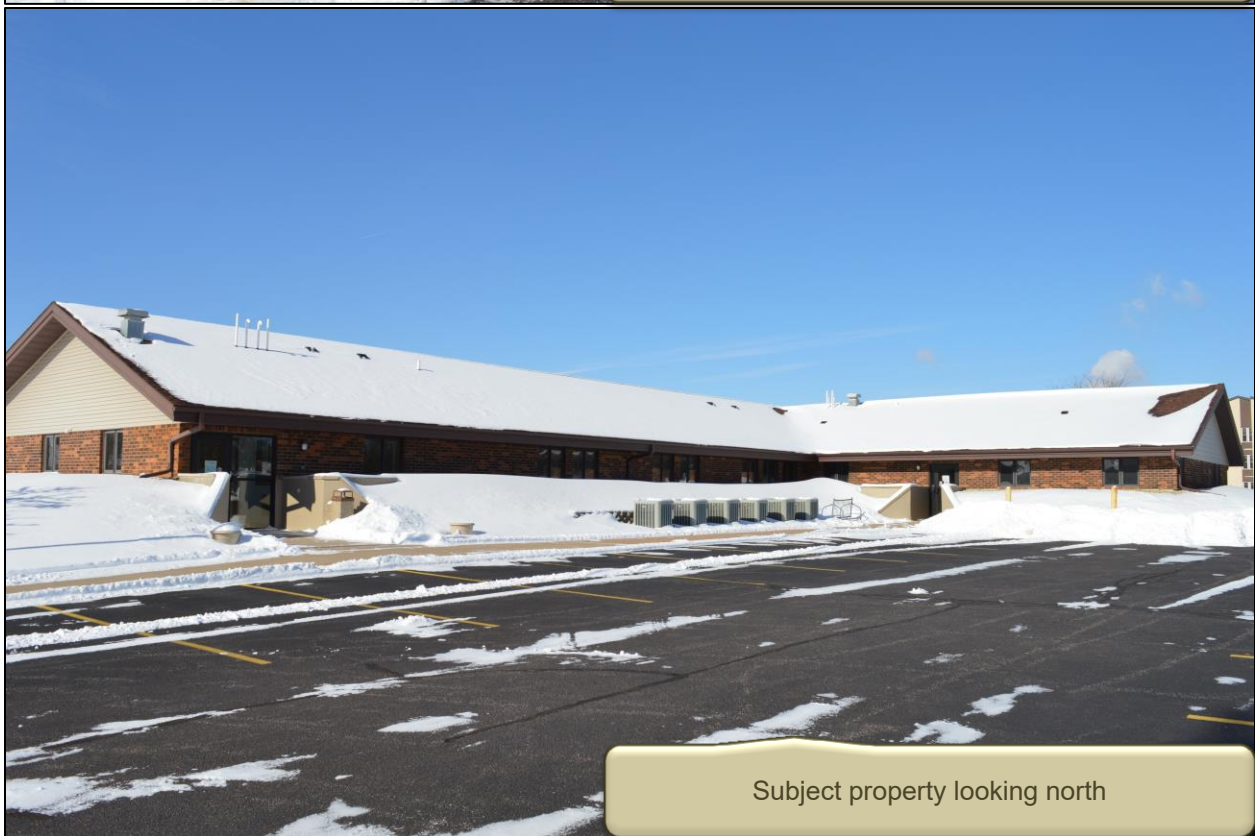
Taxes

Taxes have not been finalized for the year 2018

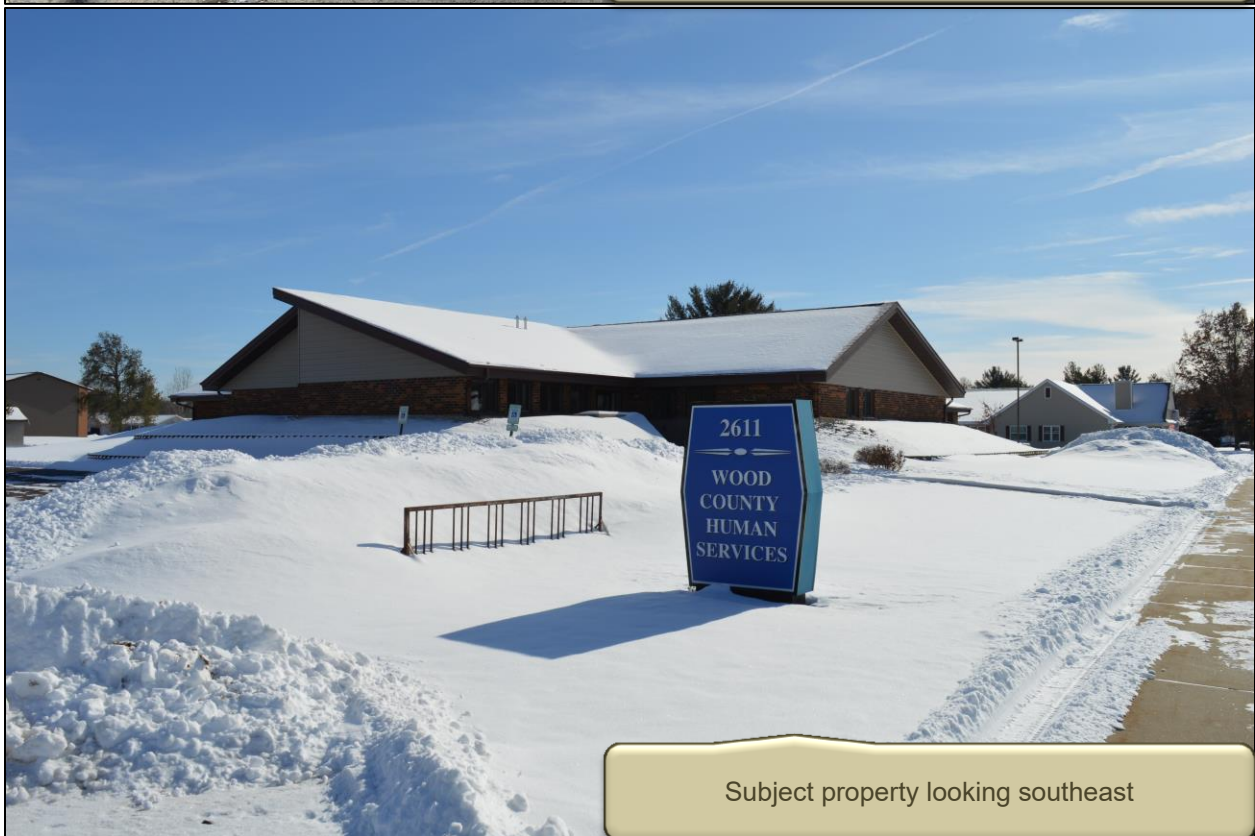
Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
			0543 / 0479				\$0.00	0

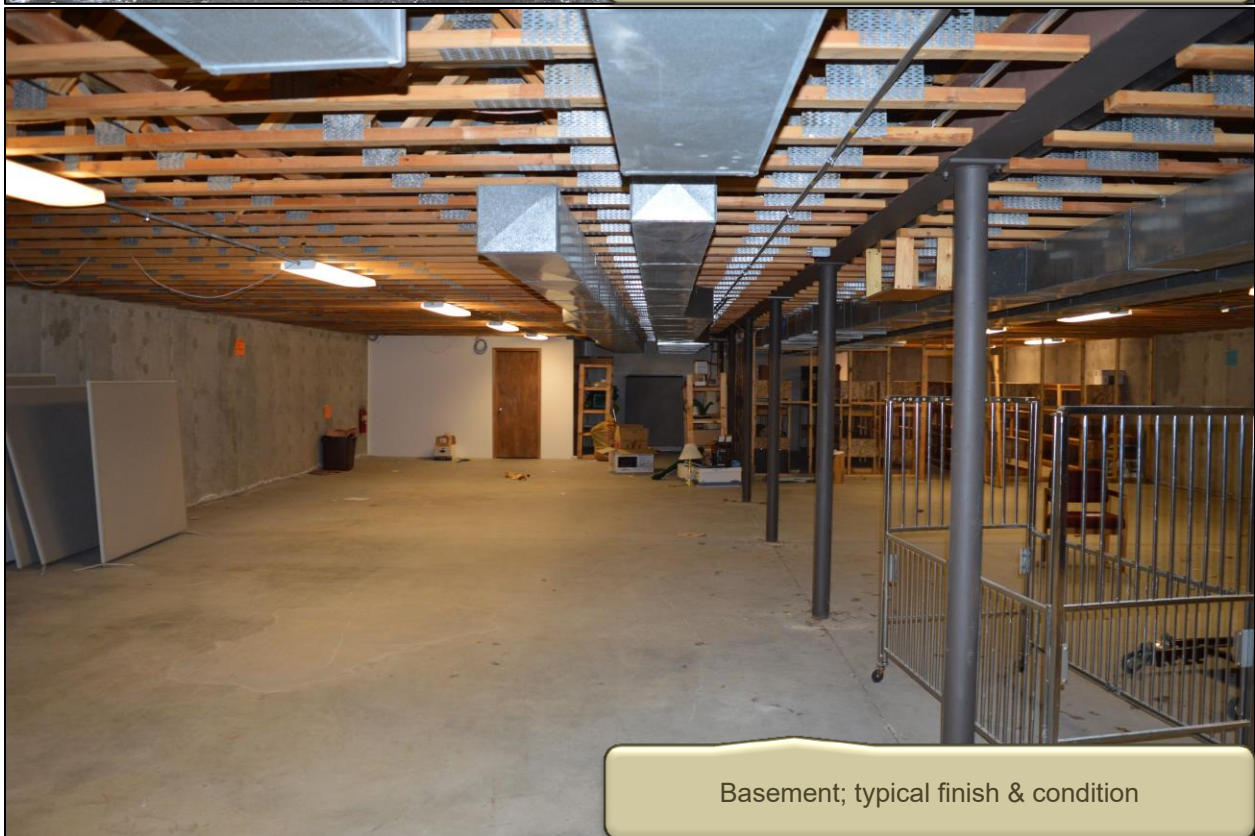
PHOTOGRAPHS TAKEN BY J.S. GAGNOW



PHOTOGRAPHS TAKEN BY J.S. GAGNOW



PHOTOGRAPHS TAKEN BY J.S. GAGNOW



PHOTOGRAPHS TAKEN BY J.S. GAGNOW



Basement; typical finish & condition



Typical furnace room (basement)

PHOTOGRAPHS TAKEN BY J.S. GAGNOW



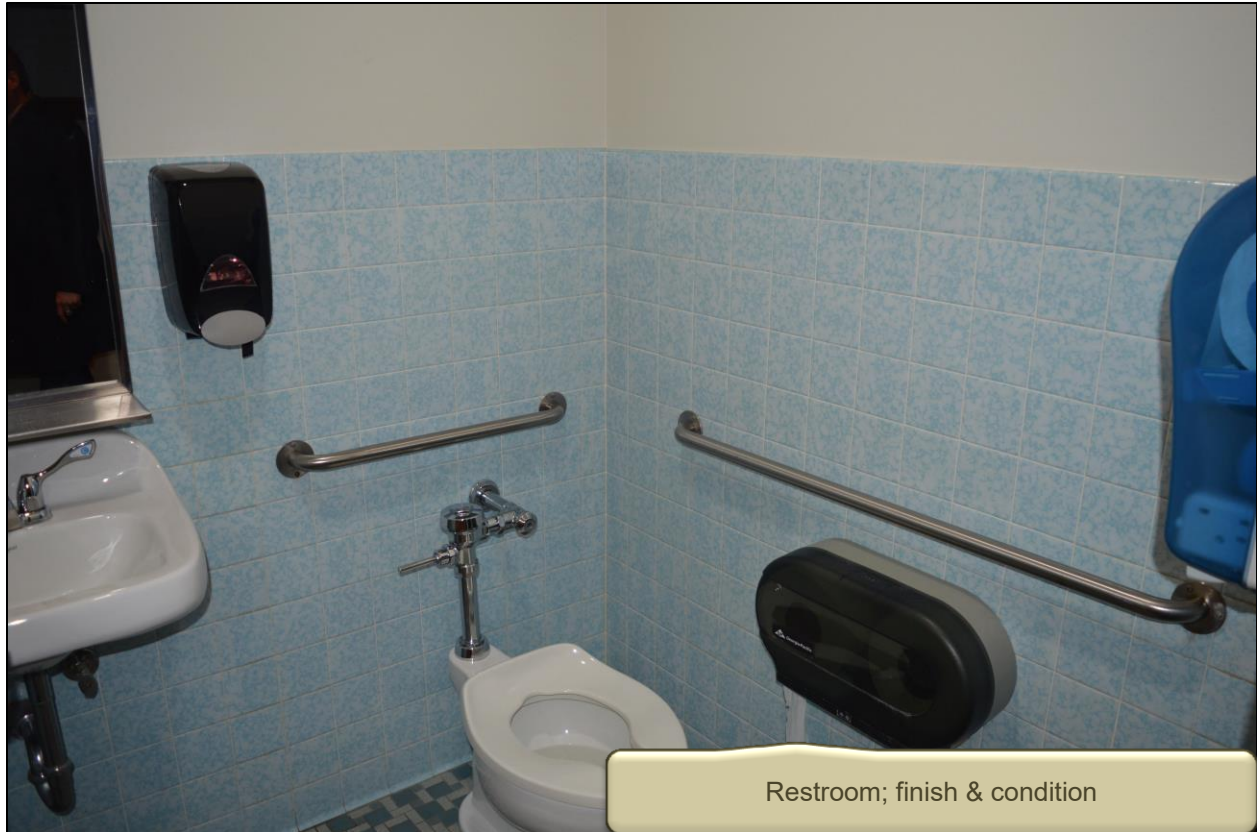
PHOTOGRAPHS TAKEN BY J.S. GAGNOW



PHOTOGRAPHS TAKEN BY J.S. GAGNOW



PHOTOGRAPHS TAKEN BY J.S. GAGNOW

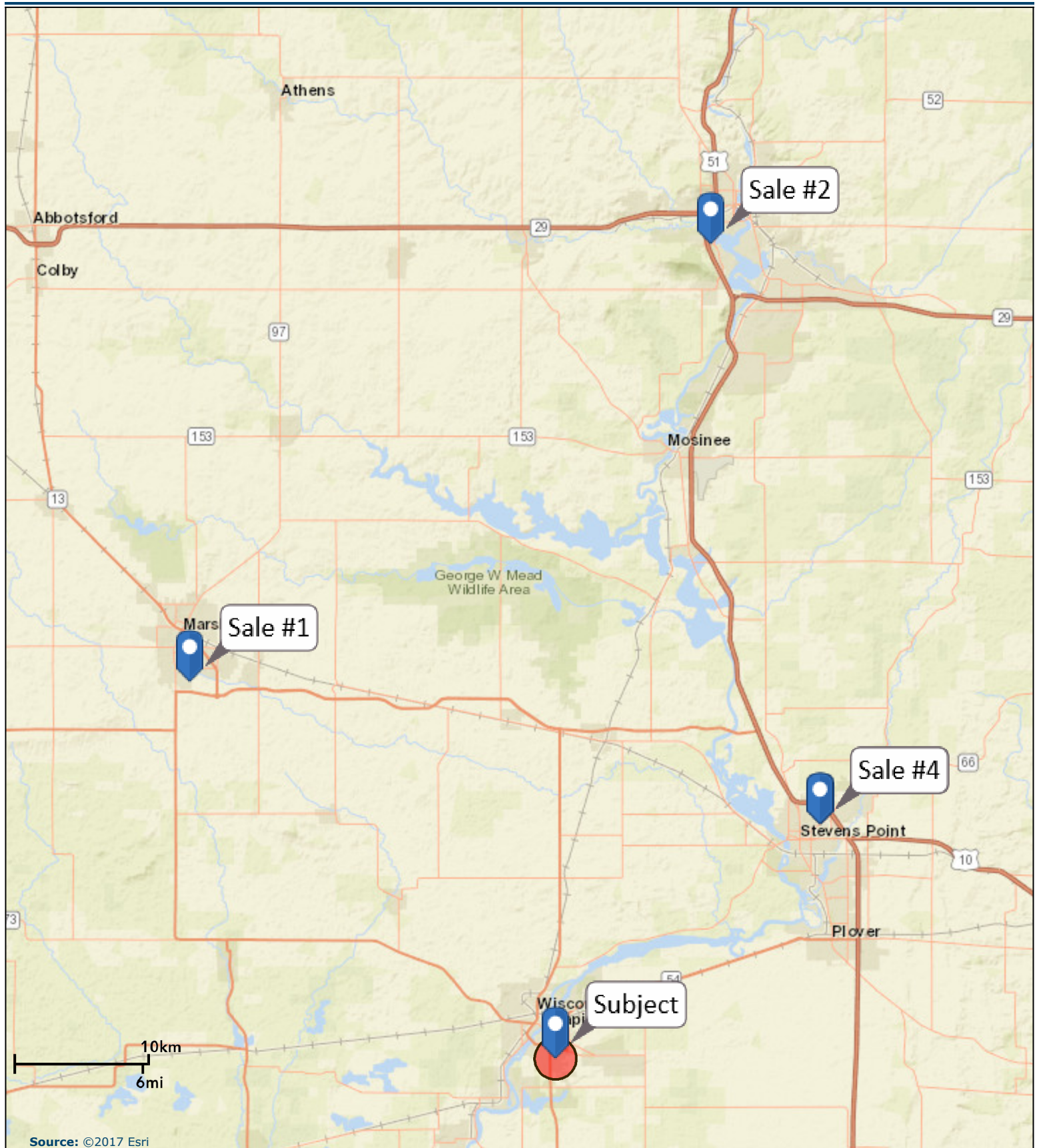


PHOTOGRAPHS TAKEN BY J.S. GAGNOW



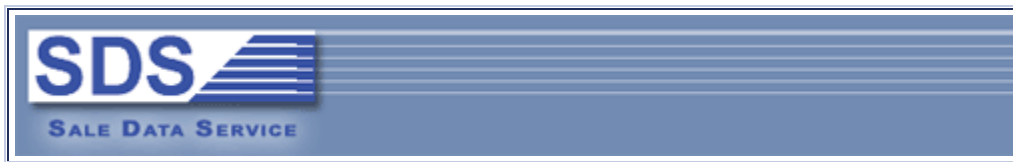
Comparable Location Map

Note: Sale #3 & #4 are within 2 blocks of each other



February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI



City: [Marshfield, City of](#) [Yahoo! Maps](#) [Google Maps](#)
 County: [Wood, County of](#)

Photo Unavailable

Property Type: 111
 Commercial
 Office Building
 Single Story

Address:
 3707 Corporate Dr
 Marshfield
 Wood County, WI

Sale Date: 4/3/2017
Sale Price: \$775,000
\$/SF: \$117.00
\$/Unit: -----
Transaction: SALE
Doc #: 2017R02620
Taxkey: 33-03548

Site: 111,514 SF/2.56 Ac
Zoning:
FHZ:
Traffic:
Cap Rate: 0

Grantor: BADGER HOUSING ASSOCIATES VI LLC
Grantee: ROEHL PROPERTIES OF MARSHFIELD LLC

Source: WDOR

Water:
Sanitary:
Waterfront:

DESCRIPTION OF IMPROVEMENTS:

Bldg Ext: **Bldg:** 6624 SF
Stories: 1 **Bsmt:**
Wall Ht: **Office:**
Location:

Roof:
Yr. Built: 2002
Units: 0

COMMENTS:

OFFICE BUILDING; FOR LEASE; INCLUDES EXISTING FURNITURE; TRANSFER TYPE: ORG SALE

[Find a Mistake?](#)

[Find a Broken Link?](#)

[History \(0\)](#)

438231 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

2017 Property Records for City of Marshfield, Wood County

February 14, 2018

Tax key number: 33-03548N

Property address: 3707 Corporate Dr

Owner: Roehl Properties of Marshfield LLC
1916 E 29th St
Marshfield, WI 54449

Neighborhood / zoning: 89 Commercial-Industrial / CMU

Traffic / water / sanitary: / /

Legal description: C-MFLD S20 T25N R3E LOT 1 WCCSM #7588, BNG PRT OF OUTLOT 1 WCCSM #6686, BNG PRT OF THE NW SE 3707 CORPORATE DR

Summary of Assessment	
Land	\$57,400
Improvements	\$601,100
Total value	\$658,500

Land									
Qty	Tax Classification	Unit of Measure	Width	Depth	Sq Ft	Acres	Waterfront	Description	Assess Value
1	Commercial	Square feet	343	325	111,475	2.559	None	IP1 C60	\$57,400
Total land:									\$57,400

Other Building Improvements						
Qty	Description	Width	Depth	Height	Assess Value	
2611						

Total OBIs:

Other Improvements		
Tax Class	Description	Assess Value
Commercial	Total improvements value	\$601,100

Total other improvements: \$601,100

Building Permit	
Date Opened	Purpose
9/13/2017	SIGN
8/25/2017	Low Voltage Wiring
8/4/2017	HVAC
8/2/2017	Interior Remodel
7/28/2017	Elec Non-Residential Remodel
1/28/2014	E- Miscellaneous Wiring
6/1/2005	AC in Data Room n/c
12/17/2002	Heating System (New)
9/12/2002	6600 sq ft office foundation
9/12/2002	6600 sq ft office bldg

Valid Sales		
Sale Date	Sale Price	Sale Type
4/3/2017	\$775,000	Valid improved sale
9/9/2002	\$30,000	Valid vacant sale

County: WOOD
3707 CORPORATE DRIVE

MARSHFIELD, CITY OF

Grantor (Seller)

Name: BADGER HOUSING ASSOCIATES VI, L.L.C.
Address: 1111 West Veterans Parkway Marshfield 54449
Relationship with grantee(s):
Grantor type: Limited Liability Company
Ownership interest transferred: Full
Owner interest other note:
Grantor retains the right: None
Grantor rights other note:

Grantee (Buyer)

Name: ROEHL PROPERTIES OF MARSHFIELD LLC
Address: 1916 E. 29th Street Marshfield 54449
Grantee type: Limited Liability Company
Grantee certification date: 04/05/2017

Recording Information

County document number: 2017R02620
Date recorded: 04/05/2017
Volume/jacket:
Page/Image:

Parcel

County: WOOD
Property legal description: (short - first 200 characters)
Physical property address: All of parcel 33-03548N in the MARSHFIELD, CITY OF 3707 CORPORATE DRIVE
Section/township/baseline/ range/meridian: ///
Subdivision or condo/lot or unit#/block: //
Primary residence of grantee: No

Fee Computation

Total value of real estate transferred: \$775,000.00
Value subject to fee: \$775,000.00
Transfer fee due: \$2,325.00
Transfer fee exemption number:
Personal property value excluded from total value: \$0.00
Property value exempt from local property tax: \$0.00

Tax Bill Mailing Address

Send tax bill to:

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Name: Roehl Properties of Marshfield LLC
 Street Address: 1916 E. 29th Street
 City, State Zip: Marshfield, WI 54449

Transfer and Financing

Transfer type:	Warranty/Condo Deed / Org Sale
Transfer type other note:	
Conveyance document type:	Warranty/Condo Deed
Conveyance code other note:	
Conveyance date:	04/03/2017
Grantee financing:	None

Physical Description

Property type:	Land and Buildings
Predominant use:	Commercial
Lot square footage:	0
Total acres:	2.6
MFL/PFC acres:	0
Feet of water frontage:	0
Number of units:	0

Agent and Preparer

Grantor agent:	Robert P. Merkel, 1111 West Veterans Parkway, Marshfield, WI 54449
Grantee agent:	Richard Roehl, 1916 E. 29th Street, Marshfield, WI 54449
Preparer name:	Robert W. Zimmerman, Mallery & Zimmerman, S.C.

Weatherization

Subject to residential rental weatherization standards:	No
Energy exclusion:	W-7

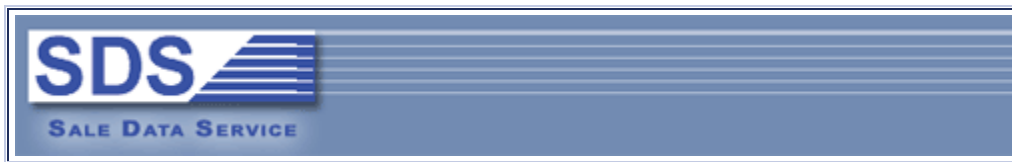
System Information

Recording information added on:	04/05/2017
Document locator number:	201703059972457
Previous document number:	

Full Legal Description

Lot One (1) of Wood County Certified Survey Map No. 7588, recorded in Volume 26 of Survey Maps on Page 88, as Document No. 906427, located in part of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) AND the Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4) of Section Twenty (20), Township Twenty-five (25) North, Range Three (3) East, City of Marshfield, Wood County, Wisconsin, being part of Outlot One (1) of Wood County Certified Survey Map No. 6686.

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI



County: [Marathon, County of](#) [Yahoo! Maps](#) [Google Maps](#)

**Property Type:** 111

Commercial
Office Building
Single Story

Address:

2007 N Mountain Rd
Town Of Rib Mountain
Marathon County, WI
54401

Sale Date: 12/24/2015**Sale Price:** \$625,000**\$/SF:** \$62.50**\$/Unit:** ----**Transaction:** SALE**Doc #:** 1706405**Taxkey:** 068-2807-033-0951**Site:** 23,087 SF/0.53 Ac**Zoning:** COM**FHZ:****Traffic:****Cap Rate:** 0**Grantor:** SIEGEL INVESTMENTS LLC**Grantee:** CENTRAL WISCONSIN HOME RENTALS LLC**Source:** WDOR**Water:****Sanitary:****Waterfront:****DESCRIPTION OF IMPROVEMENTS:****Bldg Ext:** MASONRY**Bldg:** 10000 SF**Roof:****Stories:** 1**Bsmt:** FULL**Yr. Built:****Wall Ht:****Office:****Units:** 0**Location:****COMMENTS:**

INVESTMENT PROPERTY; FINANCING: CONVENTIONAL; TRANSFER TYPE: ORG SALE

[Find a Mistake?](#)[Find a Broken Link?](#)[Lease Data](#)[History \(0\)](#)**404347 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

County: MARATHON
2007 NORTH MOUNTAIN ROAD, WAUSAU, WI

RIB MOUNTAIN, TOWN OF

Grantor (Seller)

Name: SIEGEL INVESTMENTS, LLC
Address: 8 River Cove Ct Bluffton South Carolina 29910
Relationship with grantee(s):
Grantor type: Limited Liability Company
Ownership interest transferred: Full
Owner interest other note:
Grantor retains the right: None
Grantor rights other note:

Grantee (Buyer)

Name: CENTRAL WISCONSIN HOME RENTALS, LLC
Address: 7201 Blackberry South Wausau 54401
Grantee type: Limited Liability Company
Grantee certification date: 01/04/2016

Recording Information

County document number: 1706405
Date recorded: 01/04/2016
Volume/jacket:
Page/Image:

Parcel

County: MARATHON
Property legal description: (short - first 200 characters) Lot 2A of Certified Survey Map No. 9866 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 40 of Certified Survey Maps on Page 89, as Document No. 1114991; being All of parcel 068-2807-033-0951 in the RIB MOUNTAIN, TOWN OF
Physical property address: 2007 NORTH MOUNTAIN ROAD, WAUSAU, WI
Section/township/baseline/ range/meridian: ///
Subdivision or condo/lot or unit#/block: //
Primary residence of grantee: Yes

Official Parcel Number

As of: 01/18/2016
Comments:
Official parcel numbers: 068-2807-033-0951

Fee Computation

Total value of real estate transferred: \$625,000.00
Value subject to fee: \$625,000.00
Transfer fee due: \$1,875.00

Transfer fee exemption number:

Personal property value excluded from total value: \$0.00

Property value exempt from local property tax:	\$0.00
--	--------

Tax Bill Mailing Address

Send tax bill to:

Name: Central Wisconsin Home Rentals, LLC
Street Address: 7201 Blackberry South
City, State Zip: Wausau, WI 54401

Transfer and Financing

Transfer type: Warranty/Condo Deed / Org Sale

Transfer type other note:

Conveyance document type: Warranty/Condo Deed

Conveyance code other note:

Conveyance date: 12/24/2015

Grantee financing: Conventional

Physical Description

Property type: Land and Buildings

Predominant use: Commercial

Lot square footage: 0

Total acres: .5

MFL/PFC acres: 0

Feet of water frontage: 0

Number of units: 0

Agent and Preparer

Grantor agent: Michael D. Siegel, 8 River Cove Ct, Bluffton, SC 29910

Grantee agent: William Wood, 7201 Blackberry South, Wausau, WI 54401

Preparer name: Attorney Paul E. Duerst

Weatherization

Subject to residential rental weatherization standards:	No
---	----

Energy exclusion: W-7

System Information

Recording information added on: 01/04/2016

Document locator number: 201600049994046

Previous document number:

Municipal Assessor Information

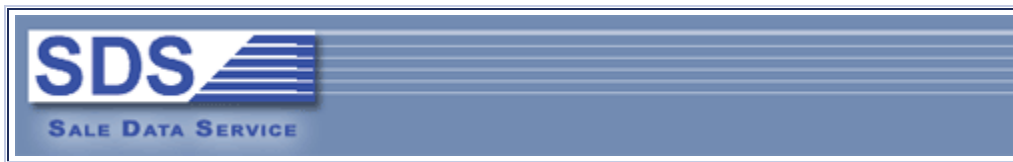
Arm's length: 1 - Useable Sale

Primary class: 26-14 Commercial, 26-14 12th Street, South, City of Wisconsin Rapids; Wood County, WI

Water type: 0 - Not waterfront
Property code: 303 - Office - Class C

Full Legal Description

Lot 2A of Certified Survey Map No. 9866 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 40 of Certified Survey Maps on Page 89, as Document No. 1114991; being a part of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of Section three (3), Township twenty-eight (28) North, Range seven (7) East, in the Town of Rib Mountain, Marathon County, Wisconsin.



City: [Stevens Point, City of](#) [Yahoo! Maps](#) [Google Maps](#)
 County: [Portage, County of](#)

Photo Unavailable

Property Type: 110
 Commercial
 Office Building

Address:
 200 Indiana Av
 Stevens Point
 Portage County, WI

Sale Date: 2/26/2016
Sale Price: \$1,500,000
\$/SF: ----
\$/Unit: ----
Transaction: SALE
Doc #: 815299
Taxkey: 281-24-0828400422

Grantor: VIKING HOLDING INC
Grantee: DAKOTA LAND COMPANY LLC

Source: WDOR

Water:
Sanitary:
Waterfront:

Site: SF/0 Ac
Zoning:
FHZ:
Traffic:
Cap Rate: 0

DESCRIPTION OF IMPROVEMENTS:

Bldg Ext:	Bldg: 0 SF	Roof:
Stories:	Bsmt:	Yr. Built:
Wall Ht:	Office:	Units: 0
Location:		

COMMENTS:

OFFICE BUILDING AND PARKING LOT; LEGAL: 28-24N-8E; FINANCING: CONVENTIONAL; TRANSFER TYPE: ORG SALE

[Find a Mistake?](#)

[Find a Broken Link?](#)

[History \(0\)](#)

408448 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

2017 Property Records for City of Stevens Point, Portage County

February 14, 2018

Tax key number: 281-24-0828400422

Property address: 200 Indiana Ave

Owner: Dakota Land Company, LLC
PO Box 498
Weston, WI 54476

Neighborhood / zoning: Comm - Stanley St / R5 Multi-Family 2

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: LOT 1 CSM#5594-20- 165 BNG PRT NWSE S28 T24 R8 815299

Summary of Assessment	
Land	\$136,900
Improvements	\$1,248,900
Total value	\$1,385,800

Qty	Tax Classification	Unit of Measure	Width	Depth	Sq Ft	Acres	Waterfront	Description	Assess Value
1	Commercial	Square feet	181	373	55,264	1.269	None	per CSM 20/165	\$136,900
Total land:									\$136,900

Commercial Building (AECOM Office Building)

Basement section Name: Basement
Levels: 1.00
Perimeter: 397 feet
Total area: 8,613 SF

Occupancies Office, class B; Office: 6,112 SF
Unf storage (non-warehouse); 2,501 SF
Unfinished:

Above grade section Name: Section 1
Stories: 1.00
Perimeter: 397 feet
Total area: 8,613 SF
Year built: 1994

Occupancies Office, class B: 8,613 SF

Exterior walls Brick with Block Back-up: 100.0%

HVAC Package unit: 8,613 SF



Other Building Improvements					
Qty	Description	Width	Depth	Height	Assess Value
1	Garage, detached, masonry or log	24	24		\$12,600
1	Commercial paving, asphalt	24,000	1		\$46,400

Total OBIs: \$59,000

Other Improvements		
Tax Class	Description	Assess Value

Total other improvements:

2017 Property Records for City of Stevens Point, Portage County

February 14, 2018

Building Permit	
Date Opened	Purpose
3/9/2016	Replace furnace
5/25/2010	Sign
10/21/2009	Interior Renov/Remodel
6/30/2006	Replace
9/30/1999	Add offices lower level-Earth
2/12/1999	Sign
2/12/1999	Sign

Valid Sales		
Sale Date	Sale Price	Sale Type
2/26/2016	\$1,500,000	Valid improved sale

2611 12th Street South, City of Wisconsin Rapids, Wood County, WI

FN: 18J14-18

Addenda Page # 25

County: PORTAGE
200 INDIANA AVENUE

STEVENS POINT, CITY OF

Grantor (Seller)

Name: VIKING HOLDING, INC.
Address: P.O. Box 366 Stevens Point 54481
Relationship with grantee(s):
Grantor type: Corporation
Ownership interest transferred: Full
Owner interest other note:
Grantor retains the right: None
Grantor rights other note:

Grantee (Buyer)

Name: DAKOTA LAND COMPANY, LLC
Address: P.O. Box 498 Weston 54476
Grantee type: Limited Liability Company
Grantee certification date: 03/01/2016

Recording Information

County document number: 815299
Date recorded: 03/01/2016
Volume/jacket:
Page/Image:

Parcel

County: PORTAGE
Property legal description: (short - first 200 characters) Lot 1 of Portage County Certified Survey Map No. 5594-20-165, as recorded in Volume 20 of Survey Maps, page 165, located in the NW 1/4 of the SE 1/4 of Section 28, Township 24 North, Range 8 East, Cit
All of parcel 281-24-0828400422 in the STEVENS POINT, CITY OF
Physical property address: 200 INDIANA AVENUE
Section/township/baseline/ range/meridian: 28/24/8/E
Subdivision or condo/lot or unit#/block: //
Primary residence of grantee: No

Fee Computation

Total value of real estate transferred: \$1,500,000.00
Value subject to fee: \$1,500,000.00
Transfer fee due: \$4,500.00
Transfer fee exemption number:
Personal property value excluded from total value: \$0.00
Property value exempt from local property tax: \$0.00

Tax Bill Mailing Address

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Send tax bill to:

Name: Dakota Land Company, LLC
 Street Address: P.O. Box 498
 City, State Zip: Weston, WI 54476

Transfer and Financing

Transfer type: Warranty/Condo Deed / Org Sale
 Transfer type other note:
 Conveyance document type: Warranty/Condo Deed
 Conveyance code other note:
 Conveyance date: 02/26/2016
 Grantee financing: Conventional

Physical Description

Property type: Land and Buildings
 Predominant use: Commercial
 Lot square footage: 0
 Total acres: 1.2
 MFL/PFC acres: 0
 Feet of water frontage: 0
 Number of units: 0

Agent and Preparer

Grantor agent: James Anderson, P.O. Box 366, Stevens Point, WI 54481
 Grantee agent: Chad Sickler, P.O. Box 498, Weston, WI 54476
 Preparer name: Attorney Keith J. Pilger

Weatherization

Subject to residential
 rental weatherization standards: No
 Energy exclusion: W-7

System Information

Recording information added on: 03/01/2016
 Document locator number: 201602019990455
 Previous document number:

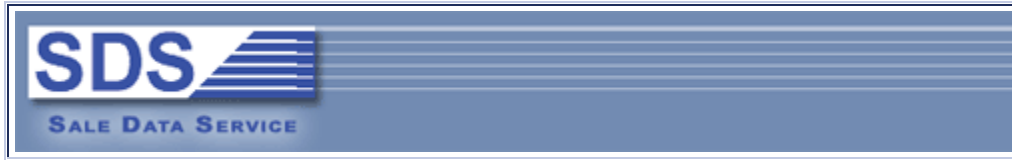
Municipal Assessor Information

Arm's length: 1 - Useable Sale
 Primary class: 2 - Commercial
 Water type: 0 - Not waterfront
 Property code: 319 - Office - Other

Full Legal Description

Lot 1 of Portage County Certified Survey Map No.
 2694-22-165, South City of Wisconsin Rapids, Wood County, WI
 62

page 165, located in the NW 1/4 of the SE 1/4 of Section 28,
Township 24 North, Range 8 East, City of Stevens Point,
Portage County, Wisconsin.



City: [Stevens Point, City of](#) [Yahoo! Maps](#) [Google Maps](#)
 County: [Portage, County of](#)

Photo Unavailable

Property Type: 110
 Commercial
 Office Building

Address:
 201 Frontenac Av
 Stevens Point
 Portage County, WI

Sale Date: 2/26/2016

Sale Price: \$760,000

\$/SF: ----

\$/Unit: ----

Transaction: SALE

Doc #: 815295

Taxkey: 281-24-0828400423

Grantor: VIKING HOLDING INC
Grantee: MIDWEST HARDWARE ASSOCIATION INC

Source: WDOR

Water:
Sanitary:
Waterfront:

Site: SF/0 Ac
Zoning:
FHZ:
Traffic:
Cap Rate: 0

DESCRIPTION OF IMPROVEMENTS:

Bldg Ext:	Bldg: 0 SF	Roof:
Stories:	Bsmt:	Yr. Built:
Wall Ht:	Office:	Units: 0
Location:		

COMMENTS:

OFFICE BUILDING AND PARKING LOT; LEGAL: 28-24N-8E; FINANCING: CONVENTIONAL; TRANSFER TYPE: ORG SALE

[Find a Mistake?](#)

[Find a Broken Link?](#)

[History \(0\)](#)

408449 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

2017 Property Records for City of Stevens Point, Portage County

February 14, 2018

Tax key number: 281-24-0828400423

Property address: 201 Frontenac Ave

Owner: Midwest Hardware Association, Inc.
PO Box 8033
Stevens Point, WI 54481-8033

Neighborhood / zoning: Comm - Stanley St / R5 Multi-Family 2

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: LOT 2 CSM#5594-20- 165 BNG PRT NWSE S28 T24 R8 815295

Summary of Assessment	
Land	\$74,100
Improvements	\$678,500
Total value	\$752,600

Land									
Qty	Tax Classification	Unit of Measure	Width	Depth	Sq Ft	Acres	Waterfront	Description	Assess Value
1	Commercial	Square feet	128	222	24,557	0.564	None	per CSM 20/165	\$74,100
Total land:									\$74,100

Commercial Building (CliftonLarsonAllen LLP Office Building)

Basement section Name: Basement
Levels: 1.00
Perimeter: 354 feet
Total area: 6,172 SF

Occupancies Office, class C; Office: 4,664 SF
Unf storage (non-warehouse); 1,508 SF
Unfinished:

Above grade section Name: Section 1
Stories: 1.00
Perimeter: 282 feet
Total area: 4,668 SF
Year built: 1996

Occupancies Office, class C: 4,668 SF

Exterior walls Brick with Block Back-up: 100.0%

HVAC Package unit: 4,668 SF

Above grade section Name: Section 2
Stories: 1.00
Perimeter: 122 feet
Total area: 1,504 SF
Year built: 2001

Occupancies Office, class C: 1,504 SF

Exterior walls Brick with Block Back-up: 100.0%

HVAC Package unit: 1,504 SF

Unit adjustments Open Porch: 69



2611 12th Street South, City of Wisconsin Rapids, Wood County, WI

FN: 18J14-18

Addenda Page # 30

2017 Property Records for City of Stevens Point, Portage County

February 14, 2018

Other Building Improvements					
Qty	Description	Width	Depth	Height	Assess Value
1	Commercial paving, asphalt	7,500	1		\$14,800
Total OBIs:					\$14,800

Other Improvements		
Tax Class	Description	Assess Value
Total other improvements:		

Building Permit	
Date Opened	Purpose
8/17/2017	Replacement
9/13/2006	Sign
10/12/2001	Office addition
9/30/1999	Add offices-upper & lower leve
7/9/1996	New Construction

Valid Sales		
Sale Date	Sale Price	Sale Type
2/26/2016	\$760,000	Valid improved sale

2611 12th Street South, City of Wisconsin Rapids, Wood County, WI

FN: 18J14-18

Addenda Page # 31

County: PORTAGE
FRONTENAC AVENUE

STEVENS POINT, CITY OF

Grantor (Seller)

Name:	VIKING HOLDING, INC.
Address:	P.O. Box 366 Stevens Point 54481
Relationship with grantee(s):	
Grantor type:	Corporation
Ownership interest transferred:	Full
Owner interest other note:	
Grantor retains the right:	None
Grantor rights other note:	

Grantee (Buyer)

Name:	MIDWEST HARDWARE ASSOCIATION, INC.
Address:	P.O. Box 8033 Stevens Point 54481
Grantee type:	Corporation
Grantee certification date:	03/01/2016

Recording Information

County document number:	815295
Date recorded:	03/01/2016
Volume/jacket:	
Page/Image:	

Parcel	1 of 3
--------	--------

County:	PORTAGE
Property legal description: (short - first 200 characters)	Lots 2, 3 and 4 of Portage County Certified Survey Map No. 5594-20-165, as recorded in Volume 20 of Survey Maps, page 165, located in the NW 1/4 of the SE 1/4 of Section 28, Township 24 North, Range 8 All of parcel 281-24-0828400424 in the STEVENS POINT, CITY OF
Physical property address:	FRONTENAC AVENUE
Section/township/baseline/ range/meridian:	28/24/8/E
Subdivision or condo/lot or unit#/block:	//
Primary residence of grantee:	No

Fee Computation

Total value of real estate transferred:	\$760,000.00
Value subject to fee:	\$760,000.00
Transfer fee due:	\$2,280.00
Transfer fee exemption number:	
Personal property value excluded from total value:	\$0.00
Property value exempt from local property tax:	\$0.00

Tax Bill Mailing Address

Send tax bill to:

Name: Midwest Hardware Association, Inc.
Street Address: P.O. Box 8033
City, State Zip: Stevens Point, WI 54481

Transfer and Financing

Transfer type: Warranty/Condo Deed / Org Sale
Transfer type other note:
Conveyance document type: Warranty/Condo Deed
Conveyance code other note:
Conveyance date: 02/26/2016
Grantee financing: Conventional

Physical Description

Property type: Land and Buildings
Predominant use: Commercial
Lot square footage: 0
Total acres: 1
MFL/PFC acres: 0
Feet of water frontage: 0
Number of units: 0

Agent and Preparer

Grantor agent: James Anderson, P.O. Box 366, Stevens Point, WI 54481
Grantee agent: John Haka, P.O. Box 8033, Stevens Point, WI 54481
Preparer name: Attorney Keith J. Pilger

Weatherization

Subject to residential
rental weatherization standards: No
Energy exclusion: W-7

System Information

Recording information added on: 03/01/2016
Document locator number: 201602019990428
Previous document number:

Municipal Assessor Information

Arm's length: 1 - Useable Sale
Primary class: 2 - Commercial
Water type: 0 - Not waterfront
Property code: 319 - Office - Other

Full Legal Description

Lots 2, 3 and 4 of Portage County Certified Survey Map No. 5594-20-165, as recorded in Volume 20 of Survey Maps, page 165, located in the NW 1/4 of the SE 1/4 of Section 28, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

Office Rent Comparables

#	Address	Structure Type	Space Sq. Ft.	Annual \$/Sq. Ft.	Lease Type		Condition of Space			Quality of Location		
					NNN	Gross	Fair	Avg	Good	Fair	Avg	Good
S	2611 12th Street South Wisconsin Rapids, WI	Office / SA	10,500	n/a	x			x			x	
1	3333 N Mayfair Road Wauwatosa, WI	Office / SA	14,770	\$12.00		x		x			x	x
2	440 Chestnut Street Wisconsin Rapids, WI	Office / MT	700	\$10.20		x		x			x	
3	1108 S 8th Street Wisconsin Rapids, WI	Office / SA	1,440	\$10.00	x			x			x	
4	517 N Westhill Blvd Appleton, WI	Office / SA	13,808	\$12.00	x			x	x		x	
5	902 S Main Street Ozaukee, WI	Office / SA	8,500	\$12.00		x		x			x	
6	200 Paper Place Kronenwetter, WI	Office / SA	8,700	\$15.00		x		x	x		x	
7	1213 S Central Avenue Marshfield, WI	Office / SA	2,340	\$10.00		x		x			x	
8	2301 Country Club Drive Stevens Point, WI	Office / SA	8,000	\$10.50	x			x			x	
9	2740 Ski Lane Madison, Tn of	Office / SA	12,320	\$12.00		x		x			x	
10	1840 Post Road Plover, WI	Office / MT	2,100	\$9.00	x			x			x	
Average			7,268	\$11.27	Subject not included in the Average / Median Unit Value							
Median			8,250	\$11.25								

*Summary sheets of each rental are included in the addenda of this report; the above average & median does not include the subject

**Single = Single Tenant

**SA = Stand Alone

**MT = Multi Tenant Structure

Comparable Rentals

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI



[Close Window](#) | [Find a Mistake?](#) | [Yahoo! Maps](#) | [Google Maps](#) | [Sale Data](#)

City: [Wauwatosa, City of](#)

County: [Milwaukee, County of](#)

[Find a Broken Link?](#)



Property Type: 541

Leases

Office

Low Rise/1-3 Story

Address:

3333 N Mayfair Rd

Wauwatosa

Milwaukee County, WI

53222

Start Date: 6/1/2017

Annl Lease: \$177,240

\$/SF: \$12.00

\$/Unit: ---

Transaction: LEAS

Lease Term:

Expenses: GROSS

Lessor:

Lessee: BROKER: SIEGEL-GALLAGHER (JOHN DULMES
414-270-4132)

Source: ONLINE

Site: 161,608 SF

Zoning: C-2

Taxkey: 296-9999-000

Cap Rate: 8.1

Location Index: 343.1

DESCRIPTION OF IMPROVEMENTS:

Bldg Ext: MASONRY

Bldg: 14770 SF

Roof: FLAT

Stories: 3

Bsmt:

Yr. Built: 1972

Wall Ht:

Office:

Units: 0

Location: INTERIOR

COMMENTS:

OFFICE BUILDING; LEASE TERM: \$12-\$14 /SF/YR; LEASE DATE IS SURVEY DATE

AVAILABLE SPACE; OWNER; ; AS OF 06/01/2017; 14,770 SF FOR \$177,240 PER YEAR OR \$12.00/SF; EXPENSES ARE GROSS; LEASE DATE IS SURVEY DATE.

07/09/10 1093 SF LEASED BY LAW OFFICES OF WHITTEN AND DUSELL; BROKER JOHN DULMES OF SIEGEL GALLAGHER INC; MIN. DIV. 1024 SF; MAX CONTIG 24,262 SF; LEASE RATE \$12.00 - \$14.00 /SF; 7 UNITS AVAILABLE RANGING FROM 1024 TO 24,262 SF; 45,440 SF AVAILABLE;

AVAILABLE SPACE;AS OF 09/28/2006; 37,852 SF FOR \$548,854 PER YEAR OR \$14.50/SF; EXPENSES ARE GROSS; LEASE DATE IS SURVEY DATE. LEASE DATE IS SURVEY DATE; \$14.50 / SF; DIVISIBLE TO 2,392 SF; MAXIMUM CONTINGUOUS 37,852 SF; CLASS B***

AVAILABLE SPACE; OWNER; REAL ESTATE INCOME PARTNERS; BROKER: SIEGEL-GALLAGHER (KYLE HARMON 414-225-9700) AS OF 05/23/2003; 58,648 SF FOR \$1,084,988 PER YEAR OR \$18.50/SF; EXPENSES ARE GROSS; LEASE DATE IS SURVEY DATE

AS OF 10-03 MAYFAIR FORUM BLDG LLC LEASED 4,003 SF TO CONNECTICUT GENERAL LIFE INSURANCE CO; AND RODNEY L CUBBIE, ATTORNEY, LEASED 1093 SF

START DATE IS SURVEY DATE; BLDG RENOVATED 2003; LEASE RATE \$17.50-\$18.50 FSG; SUBLEASE AVAILABLE; BROKER: POLACHECK (KEVIN ARMSTRONG 414-274-1607) 20,043 SF AT \$15.00/SF; FSG; BLDG GBA GIVEN AS 81,902 SF

PREV LEASE: 3/97; FIREMEN'S LEASED 17,595 SF AT \$9.55 FOR 72 MTHS; TRIPLE NET; BLDG NAME: FORUM; OPERATING EXPENSE RECOVERY = \$7.85/SF; TENANT IMPROVEMENT ALLOWANCE = \$8.00; PROPERTY TKEY =296-9999-010; AVG; NORTH OF CENTRAL BUSINESS DISTRICT ON MAYFAIR RD; SOME RES/OFFICE/ COMMERCIAL; ZONING: AA COMMERCIAL; AKA THE FORUM

PREV LEASE: LE:FIREMANS FUND (SUITE 207); 8-96, \$16.40/SF FOR 17,599 SF FOR 60 MTHS

PREV LEASE: LE: BANC BOSTON MORTGAGE CORPORATION; LR: REAL ESTATE PARTNERS III; 3-93, \$15/SF FOR 36 MTHS

20618 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



[Close Window](#) | [Find a Mistake?](#) | [Yahoo! Maps](#) | [Google Maps](#) | [Sale Data](#)

City: [Marshfield, City of](#)
County: [Wood, County of](#)
[Find a Broken Link?](#)



Property Type: 541

Leases
 Office
 Low Rise/1-3 Story

Address:

1213 S Central Av
 Marshfield
 Wood County, WI
 54449

Start Date: 3/1/2015

Annl Lease: \$23,400

\$/SF: \$10.00

\$/Unit: ---

Transaction: LEAS

Lease Term:

Expenses: GROSS

Lessor:

Lessee: BROKER: CENTURY 21 COMMERCIAL (GERG GRASSMAN 715-387-2121)

Source: ONLINE

Site: SF

Zoning: B-4

Taxkey: 33-02340

Cap Rate: 0

Location Index: 0.0

DESCRIPTION OF IMPROVEMENTS:

Bldg Ext:

Bldg: 2340 SF

Roof: FLAT

Stories: 1

Bsmt: FULL

Yr. Built: 1962

Wall Ht:

Office:

Units: 0

Location:

COMMENTS:

LEASE RATE \$10.00/SF; UTILITIES INCLUDED; OFFICE & OPEN SPACE; FULL BASEMENT AVAIL FOR STORAGE AT AN ADDITIONAL COST. LEASE DATE IS SURVEY DATE

45714 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



[Close Window](#) | [Find a Mistake?](#) | [Yahoo! Maps](#) | [Google Maps](#) | [Sale Data](#)

County: [Dane, County of](#)
[Find a Broken Link?](#)



Property Type: 541
 Leases
 Office
 Low Rise/1-3 Story

Address:
 2740 Ski Ln
 Town Of Madison
 Dane County, WI
 53713

Start Date: 5/1/2017
Annl Lease: \$147,840
\$/SF: \$12.00
\$/Unit: ---
Transaction: LEAS
Lease Term:
Expenses: MOD GROSS

Lessor:
Lessee: BROKER: TOM JACOBS (608-220-7777)

Source: ONLINE

Site: 41,545 SF
Zoning: C-2
Taxkey: 0709-354-9810-3
Cap Rate: 12.8
Location Index: 0.0

DESCRIPTION OF IMPROVEMENTS:

Bldg Ext: BRICK

Bldg: 12320 SF

Roof:

Stories: 2

Bsmt:

Yr. Built: 1972

Wall Ht:

Office:

Units: 0

Location:

COMMENTS:

OFFICE BUILDING; LEASE RATE: \$12-\$17 /SF/YR; LEASE DATE IS SURVEY DATE

ADDL LEASE: OWNER; JACOBS COOPERAGE LLC; JACOBS COOPERAGE LLC AS OF 02/01/2017; 12,000 SF FOR \$144,000 PER YEAR OR \$12.00/SF; EXPENSES ARE MOD GROSS; LEASE DATE IS SURVEY DATE; OFFICE BUILDING; LEASE RATE: \$12-\$17 /SF/YR; LEASE DATE IS SURVEY DATE

107898 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



[Close Window](#) | [Find a Mistake?](#) | [Yahoo! Maps](#) | [Google Maps](#)

City: [Wisconsin Rapids, City of](#)

County: [Wood, County of](#)

[Find a Broken Link?](#)



Property Type: 541

Leases

Office

Low Rise/1-3 Story

Address:

440 Chestnut St
Wisconsin Rapids
Wood County, WI
54494

Start Date: 4/1/2014

Annl Lease: \$7,140

\$/SF: \$10.20

\$/Unit: ---

Transaction: LEAS

Lease Term: 12 MONTHS

Expenses: GROSS

Lessor:

Lessee: COLDWELL BANKER (JR SIEWERT
715-424-4800 EXT 30)

Source: ONLINE

Site: SF

Zoning:

Taxkey: 10

Cap Rate:

Location Index: 0.0

DESCRIPTION OF IMPROVEMENTS:

Bldg Ext:

Bldg: 700 SF

Roof:

Stories: 1

Bsmt:

Yr. Built:

Wall Ht:

Office:

Units: 0

Location:

COMMENTS:

AVAILABLE FEBRUARY 2014; LEASE DATE IS SURVEY DATE;

43576 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



[Close Window](#) | [Find a Mistake?](#) | [Yahoo! Maps](#) | [Google Maps](#) | [Sale Data](#)

City: [Appleton, City of](#)

County: [Outagamie County Ascent Land Records Suite](#), [Outagamie, County of](#)
[Find a Broken Link?](#)



Property Type: 541

Leases
Office
Low Rise/1-3 Story

Address:

517 N Westhill Blvd
Appleton
Outagamie County, WI
54914

Start Date: 10/13/2016

Annl Lease: \$165,696

\$/SF: \$12.00

\$/Unit: ---

Transaction: LEAS

Lease Term: 2 YR

Expenses: TRIPLE NET

Lessor:

Lessee: BROKER: JASON GALLMEIER (920-739-5300)

Source: ONLINE

Site: 135,472 SF

Zoning: CR

Taxkey: 10-1-1228-00

Cap Rate: 0

Location Index: 0.0

DESCRIPTION OF IMPROVEMENTS:

Bldg Ext: MASONRY

Bldg: 13808 SF

Roof: FLAT

Stories: 1

Bsmt:

Yr. Built: 2005

Wall Ht:

Office:

Units: 0

Location: US HWY 41

COMMENTS:

OFFICE BUILDIN; LEASE RATE= \$12 - \$15 /SF/YR; LEASE DATE IS SURVEY DATE

AVAILABLE SPACE; OWNER; ; AS OF 06/01/2013; 13,808 SF FOR \$207,120 PER YEAR OR \$15.00/SF; LEASE TERM IS 2 YR; EXPENSES ARE TRIPLE NET; LEASE DATE IS SURVEY DATE.

UNIVERSITY OF PHOENIX; SUBLEASE EXPIRES JUNE, 2015; LEASE RATE \$15.00/SF; 6900 SF TO 13,800 SF AVAIL; OFFICE OR EDUCATIONAL SPACE; FULLY FURNISHED; LEASE DATE IS SURVEY DATE



[Close Window](#) | [Find a Mistake?](#) | [Yahoo! Maps](#) | [Google Maps](#)

City: [Wisconsin Rapids, City of](#)

County: [Wood, County of](#)

[Find a Broken Link?](#)



Property Type: 541

Leases

Office

Low Rise/1-3 Story

Address:

1108 S 8th St

Wisconsin Rapids

Wood County, WI

54494

Start Date: 8/11/2010

Annl Lease: \$14,400

\$/SF: \$10.00

\$/Unit: ---

Transaction: LEAS

Lease Term:

Expenses:

Site: 37,462 SF

Zoning: COM

Taxkey: 10

Cap Rate:

Location Index: 0.0

Lessor: M&I MID STATE BANK

Lessee: BROKER: NORTH CENTRAL RE (GERRY GEISHART 715-424-1000)

Source: LOOPNET

DESCRIPTION OF IMPROVEMENTS:

Bldg Ext: MASONRY

Bldg: 1440 SF

Roof: FLAT

Stories: 1

Bsmt:

Yr. Built:

Wall Ht:

Office:

Units: 0

Location:

COMMENTS:

LEASE DATE IS DATA SURVEY DATE; \$1200 MONTHLY RATE;

13935 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



[Close Window](#) | [Find a Mistake?](#) | [Yahoo! Maps](#) | [Google Maps](#) | [Sale Data](#)

City: [Saukville, Village of](#)

County: [Ozaukee GIS](#), [Ozaukee, County of](#)
[Find a Broken Link?](#)



Property Type: 541

Leases
Office
Low Rise/1-3 Story

Address:

902 S Main St
Saukville
Ozaukee County, WI
53080

Start Date: 3/1/2015

Annl Lease: \$102,000

\$/SF: \$12.00

\$/Unit: ---

Transaction: LEAS

Lease Term: 12 MTH

Expenses: MOD GROSS

Lessor:

Lessee: BROKER: NICK KERTSCHER (414-550-5146)

Source: ONLINE

Site: 58,806 SF

Zoning: B-3

Taxkey: 110-4000-400

Cap Rate: 16.47

Location Index: 0.0

DESCRIPTION OF IMPROVEMENTS:

Bldg Ext: WOOD SIDING

Bldg: 8500 SF

Roof: HIP

Stories: 3

Bsmt: FULL

Yr. Built: 1967

Wall Ht:

Office:

Units: 0

Location: INTERIOR

COMMENTS:

LEASE RATE \$1.00/SF/MTH; INCLUDES HEAT, SEWER & WATER, & EXTERIOR MAINTENANCE; OFFICES , 2 SMALL & ONE 600 SF CONFERENCE ROOM, FITNESS ROOM, FRONT DESK & 2 LOUNGE AREAS WITH KITCHEN; 18 PARKING SPACES; SIGNAGE AVAIL; LEASE DATE IS SURVEY DATE

48115 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



[Close Window](#) | [Find a Mistake?](#) | [Yahoo! Maps](#) | [Google Maps](#)

City: [Kronenwetter, Village of](#)
County: [Marathon, County of](#)
[Find a Broken Link?](#)



Property Type: 541

Leases
 Office
 Low Rise/1-3 Story

Address:

200 Paper Place
 Kronenwetter
 Marathon County, WI
 54455

Start Date: 1/1/2015

Annl Lease: \$130,500

\$/SF: \$15.00

\$/Unit: ---

Transaction: LEAS

Lease Term: 36 MTH

Expenses: MOD GROSS

Lessor:

Lessee: BROKER: NEWMARK GRUBB PFEFFERLE
 (GENE DAVIS 715-574-0371)

Source: ONLINE

Site: SF

Zoning:

Taxkey: 10

Cap Rate:

Location Index: 0.0

DESCRIPTION OF IMPROVEMENTS:

Bldg Ext: MASONRY

Bldg: 8700 SF

Roof: FLAT

Stories: 1

Bsmt:

Yr. Built:

Wall Ht:

Office:

Units: 0

Location:

COMMENTS:

LEASE RATE \$15.00/SF; 120 PARKING SPACES; LEASE DATE IS SURVEY DATE

45674 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

Properties for Lease

1 2301 Country Club Dr, Stevens Point, WI 54481



Property Details

Rental Rate Yr	\$10.50 /SF/Yr
Property Type	Industrial
Property Sub-type	Manufacturing
Rentable Building Area	179,906 SF
Year Built	1985
Status	Active

Property Notes

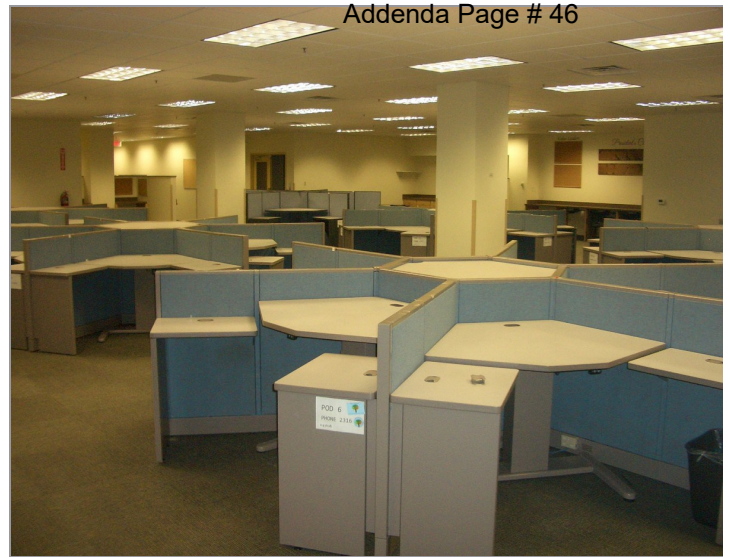
Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Basement	8,000 SF	\$10.50 /SF/Yr	8,000 SF		New	Immediate	For Lease 8,000 square feet of professional office space in the lower level of the Spectra Print building complex, for only \$7,000.00 per month. This is a full service gross lease, so the lease includ ...	

Property Description

Spectra Print.

Photos





2 1840 Post Rd, Plover, WI 54467

**Property Details**

Rental Rate Yr	\$9.00 /SF/Yr
Property Type	Retail
Property Sub-type	Storefront Retail/Office
Gross Leasable Area	15,500 SF
Status	Active

Property Notes**Spaces**

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1st Floor	2,100 SF	\$9.00 /SF/Yr	2,100 SF		Relet	Immediate		

Property Description

" For Lease " Professional building with several size office suite's. Suite sizes available in sq. ft: 1,688, 2,126, and 1,274. The anchor corner was a bank before with 2 drive up windows and 4 private offices, lobby. Lease area is 1,688 square feet @ 2,200.00 per month gross lease. Landlord pays for the following : All snow removal and lawn care and landscaping maintenance, base real estate taxes, sewer and water. Tenants pay for Heat and Lights, phone, internet. The owner is a contractor, changes could be made to the interior to meet tenant needs. Rental rates are negotiable based on term of lease. 2126 Sq Ft was Doctors Office, 4 office, waiting & reception area for \$1595.00/month. 1,274 s.f. at \$956 per month was an attorney's office waiting area, 2 large offices and secretary area. Prime commercial corner in Plover at Post Rd and Plover Springs Dr.

Highlights

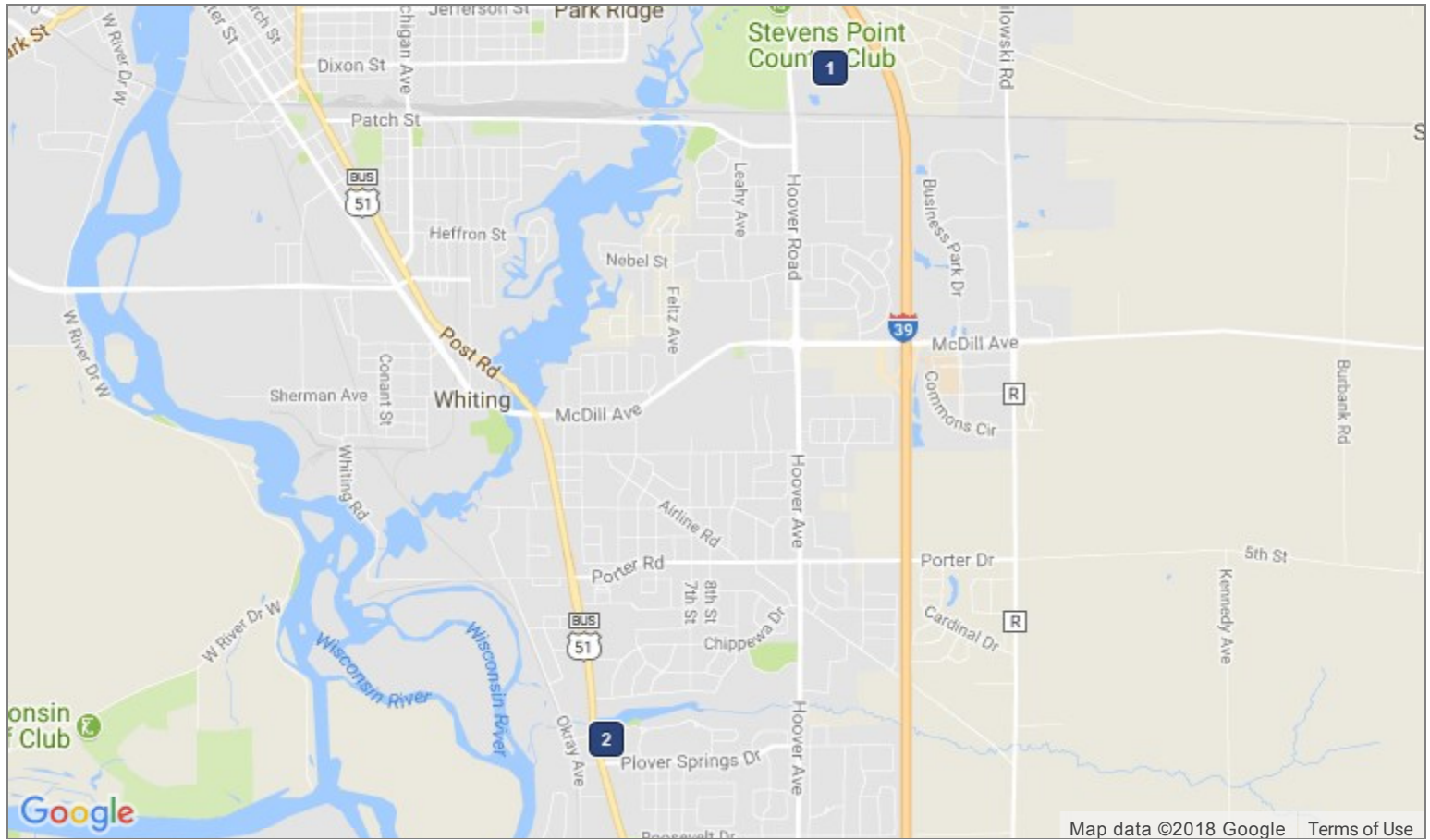
200 Amp

Photos





Map



1 2301 Country Club Dr
Stevens Point, WI 54481

2 1840 Post Rd
Plover, WI 54467

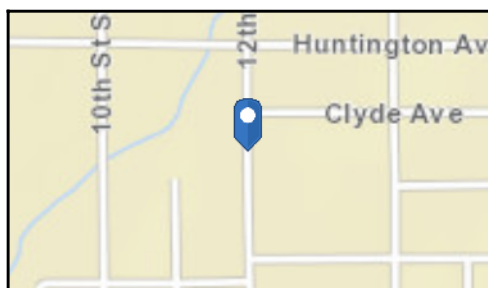
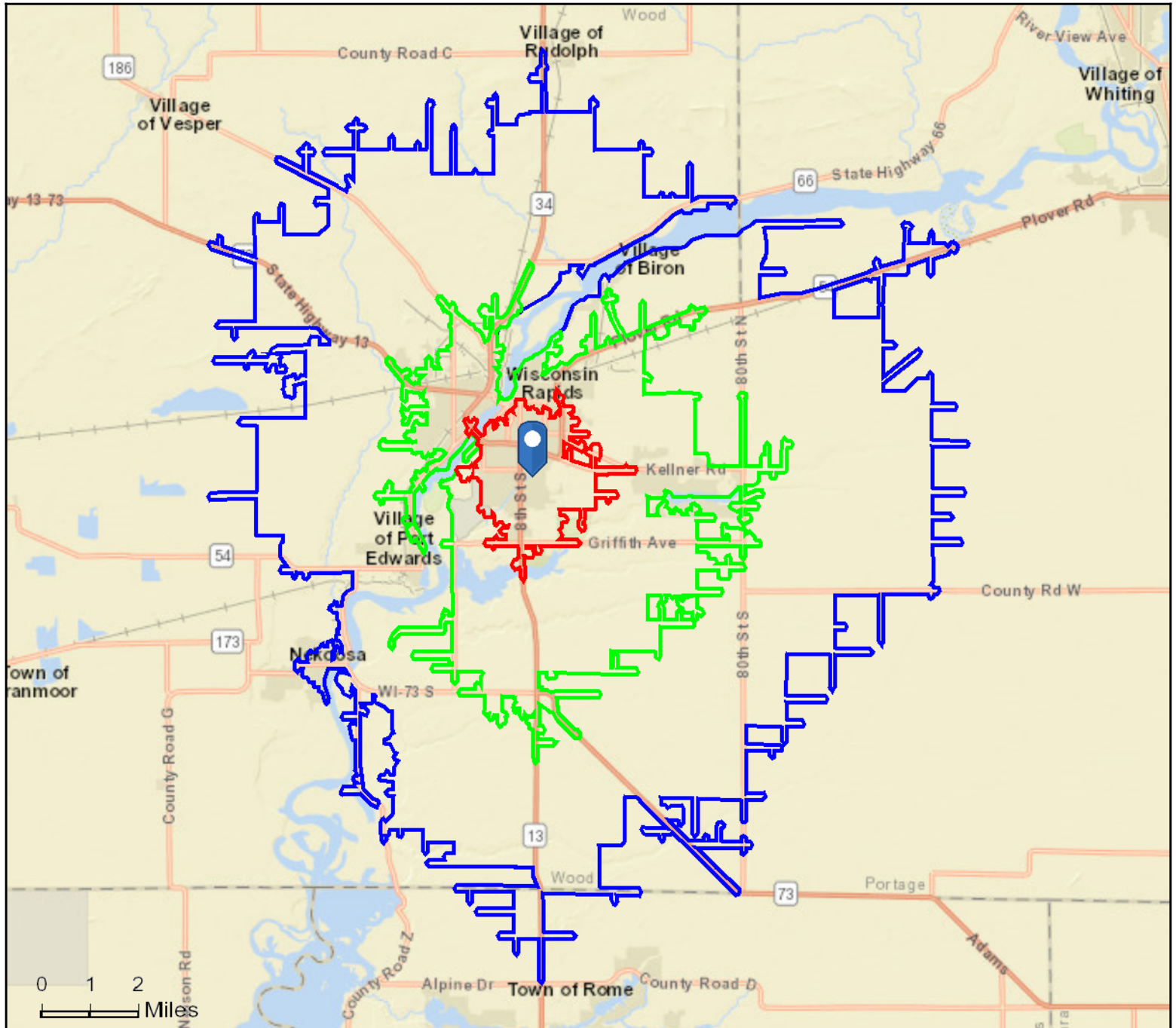
- (6) Minimum Yard Dimension
 - (a) Principal Building [see exceptions in Sections 11.07(2) and 11.07(4)]
 - (1) Street
 - (a) Section 11.07(5): 25 feet
 - (b) Second street yards: 25 feet
 - (2) Side
 - (a) One-family dwelling: seven feet one side, 10 feet the other
 - (3) Rear: 20 percent depth of lot
 - (4) No principal building constructed after September 1, 1995 shall be closer than 75 feet to the right-of-way line of an expressway, primary arterial, or standard arterial. Construction on any lot of record smaller than one acre which existed prior to September 1, 1995 is exempted from this noise reduction setback.
 - (b) Accessory Building (MC#471)
 - (1) Street: 25 feet
 - (2) Side: three feet [see Section 11.07(2)(f)]
 - (3) Rear: three feet provided that five feet shall be the minimum dimension abutting an alley
 - (4) No accessory building constructed after September 1, 1995 shall be closer than 35 feet to the right-of-way line of an expressway or 25 feet to the right-of-way line of a primary arterial or standard arterial. Construction on any lot of record smaller than one acre which existed prior to September 1, 1995 is exempted from this noise reduction setback.
- (7) Maximum Lot Coverage [Section 11.07(2)]
 - (a) Principal Building: 30 percent
 - (b) Accessory Building: 20 percent of rear yard area but not greater than 720 square feet
- (8) Maximum Building Height
 - (a) Principal Building: Two stories but not over 30 feet above grade
 - (b) Accessory Building: One story but not over 15 feet above grade
- (b) R-2 (One-family and two-family residential)
 - (1) Principal Permitted Uses
 - (a) One-family dwelling and two-family dwelling [see Section 11.04(7) for more information on duplexes]
 - (b) Industrial pipeline
 - (c) Day care centers subject to Section 11.05(13) with approval of planning commission
 - (2) Accessory Uses
 - (a) Essential services, minor home occupation, and professional office. An applicant for a minor home occupation must receive written approval from the zoning administrator that the proposed use meets all of the requirements for minor home occupation. Such approval shall be valid for one year and, therefore, must be renewed annually.
 - (b) Private garage or parking area
 - (c) Swimming pool
 - (3) Conditional Uses
 - (a) Parking, if contiguous to a B-1, B-2, B-3, M-1, M-2, or M-3 district
 - (b) Park or playground
 - (c) Section 11.05(6) for public and semi-public uses
 - (d) Section 11.05(7) for residential uses
 - (e) Section 11.05(8) for planned unit development
 - (f) Section 11.04(5) for major home occupation
 - (4) Minimum Lot Area
 - (a) 7,500 square feet
 - (b) Duplexes: 11,000 square feet with 85 feet of street frontage (MC#772)
 - (5) Minimum Lot Width: 75 feet
 - (6) Minimum Yard Dimension
 - (a) Principal Building [See exceptions in Sections 11.07(2) and 11.07(4)]

- (1) Street
 - (a) Section 11.07(5): 25 feet
 - (b) Second street yard: 15 feet (20 feet where garage fronts on second street)
 - (2) Side
 - (a) One-family dwelling: seven feet one side, 10 feet the other
 - (b) Two-family dwelling: eight feet one side, 10 feet the other
 - (3) Rear: 20 percent depth of lot
 - (4) No principal building constructed after September 1, 1995 shall be closer than 75 feet to the right-of-way line of an expressway, primary arterial, or standard arterial. Construction on any lot of record smaller than one acre which existed prior to September 1, 1995, is exempted from this noise reduction setback.
- (b) Accessory Building (MC#471)
 - (1) Street: 25 feet
 - (2) Side: three feet
 - (3) Rear: three feet provided that five feet shall be the minimum dimension abutting an alley
 - (4) No accessory building constructed after September 1, 1995 shall be closer than 35 feet to the right-of-way line of an expressway or 25 feet to the right-of-way line of a primary arterial or standard arterial. Construction on any lot of record smaller than one acre which existed prior to September 1, 1995 is exempted from this noise reduction setback.
- (7) Maximum Lot Coverage [Section 11.07(2)]
 - (a) Principal Building: 30 percent
 - (b) Accessory Building: 20 percent of rear yard area but not greater than 720 square feet
- (8) Maximum Building Height
 - (a) Principal Building: Two stories but not over 30 feet above grade
 - (b) Accessory Building: One story but not over 15 feet above grade
- (c) R-3 (multiple-family residential)
 - (1) Principal Permitted Uses
 - (a) Same as R-2. All uses require site plan approval by the planning commission
 - (b) Multiple-family dwelling with sanitary sewer
 - (c) Town houses subject to special provision of Section 11.05(7) with sanitary sewer
 - (d) Day care centers
 - (2) Accessory Uses: Same as R-1 and R-2
 - (3) Conditional Uses (case-by-case action)
 - (a) Boarding House
 - (b) Fraternity or sorority house
 - (c) Mobile home park if in compliance with Section 11.05(10)
 - (d) Section 11.05(6) for public and semi-public uses
 - (e) Section 11.05(7) for residential uses
 - (f) Section 11.05(8) for planned unit development
 - (4) Minimum Lot Area: 12,000 square feet provided that multiple-family dwellings shall have 3,000 square feet of lot per unit
 - (5) Minimum Lot Width: 120 feet
 - (6) Minimum Yard Dimension
 - (a) Principal Building [See exceptions in Sections 11.07(2) and 11.07(4)]
 - (1) Street: 25 feet each street yard
 - (2) Side
 - (a) Same as R-1 and R-2
 - (b) Multiple-family dwelling, the lesser of one-half the height or one-half the depth of building
 - (3) Rear
 - (a) One- or two-family dwelling, 20 percent depth of lot

Site Map

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
 Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
 Latitude: 44.37076
 Longitude: -89.81199



February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Executive Summary

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	9,980	26,692	38,655
2010 Population	9,665	26,250	37,602
2017 Population	9,611	26,146	37,404
2022 Population	9,541	25,991	37,192
2000-2010 Annual Rate	-0.32%	-0.17%	-0.28%
2010-2017 Annual Rate	-0.08%	-0.05%	-0.07%
2017-2022 Annual Rate	-0.15%	-0.12%	-0.11%
2017 Male Population	47.6%	48.8%	49.3%
2017 Female Population	52.4%	51.2%	50.7%
2017 Median Age	47.2	44.4	45.1

In the identified area, the current year population is 37,404. In 2010, the Census count in the area was 37,602. The rate of change since 2010 was -0.07% annually. The five-year projection for the population in the area is 37,192 representing a change of -0.11% annually from 2017 to 2022. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 47.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	90.7%	92.2%	92.9%
2017 Black Alone	1.0%	1.0%	0.9%
2017 American Indian/Alaska Native Alone	1.0%	0.9%	0.9%
2017 Asian Alone	4.3%	3.1%	2.5%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	1.4%	1.2%	1.1%
2017 Two or More Races	1.7%	1.7%	1.6%
2017 Hispanic Origin (Any Race)	3.9%	3.4%	3.3%

Persons of Hispanic origin represent 3.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 19.2 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	4,321	10,981	15,396
2010 Households	4,445	11,453	15,972
2017 Total Households	4,475	11,551	16,097
2022 Total Households	4,468	11,546	16,095
2000-2010 Annual Rate	0.28%	0.42%	0.37%
2010-2017 Annual Rate	0.09%	0.12%	0.11%
2017-2022 Annual Rate	-0.03%	-0.01%	0.00%
2017 Average Household Size	2.11	2.23	2.30

The household count in this area has changed from 15,972 in 2010 to 16,097 in the current year, a change of 0.11% annually. The five-year projection of households is 16,095, a change of 0.00% annually from the current year total. Average household size is currently 2.30, compared to 2.32 in the year 2010. The number of families in the current year is 10,360 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Executive Summary

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
Median Household Income			
2017 Median Household Income	\$47,394	\$50,029	\$51,903
2022 Median Household Income	\$51,070	\$52,278	\$54,525
2017-2022 Annual Rate	1.51%	0.88%	0.99%
Average Household Income			
2017 Average Household Income	\$57,853	\$61,399	\$63,097
2022 Average Household Income	\$64,608	\$68,542	\$70,469
2017-2022 Annual Rate	2.23%	2.23%	2.23%
Per Capita Income			
2017 Per Capita Income	\$26,868	\$27,101	\$27,303
2022 Per Capita Income	\$30,158	\$30,403	\$30,645
2017-2022 Annual Rate	2.34%	2.33%	2.34%

Households by Income

Current median household income is \$51,903 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$54,525 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$63,097 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$70,469 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$27,303 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$30,645 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	4,519	11,510	16,092
2000 Owner Occupied Housing Units	3,088	7,981	11,754
2000 Renter Occupied Housing Units	1,233	3,000	3,642
2000 Vacant Housing Units	198	529	696
2010 Total Housing Units	4,731	12,246	17,032
2010 Owner Occupied Housing Units	3,042	8,020	11,836
2010 Renter Occupied Housing Units	1,403	3,433	4,136
2010 Vacant Housing Units	286	793	1,060
2017 Total Housing Units	4,829	12,506	17,378
2017 Owner Occupied Housing Units	2,910	7,748	11,487
2017 Renter Occupied Housing Units	1,565	3,803	4,611
2017 Vacant Housing Units	354	955	1,281
2022 Total Housing Units	4,893	12,695	17,647
2022 Owner Occupied Housing Units	2,910	7,754	11,491
2022 Renter Occupied Housing Units	1,558	3,792	4,604
2022 Vacant Housing Units	425	1,149	1,552

Currently, 66.1% of the 17,378 housing units in the area are owner occupied; 26.5%, renter occupied; and 7.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 17,032 housing units in the area - 69.5% owner occupied, 24.3% renter occupied, and 6.2% vacant. The annual rate of change in housing units since 2010 is 0.90%. Median home value in the area is \$117,260, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.14% annually to \$124,096.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Business Summary

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81119

Data for all businesses in area		5 minutes				10 minutes				15 minutes			
Total Businesses:		574				1,242				1,612			
Total Employees:		7,422				15,123				17,998			
Total Residential Population:		9,611				26,146				37,404			
Employee/Residential Population Ratio (per 100 Residents)		77				58				48			
by SIC Codes		Businesses		Employees		Businesses		Employees		Businesses		Employees	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining		19	3.3%	83	1.1%	38	3.1%	141	0.9%	62	3.8%	230	1.3%
Construction		21	3.7%	82	1.1%	80	6.4%	536	3.5%	135	8.4%	784	4.4%
Manufacturing		7	1.2%	29	0.4%	35	2.8%	1,394	9.2%	55	3.4%	1,864	10.4%
Transportation		11	1.9%	114	1.5%	44	3.5%	555	3.7%	63	3.9%	783	4.4%
Communication		4	0.7%	90	1.2%	10	0.8%	145	1.0%	10	0.6%	150	0.8%
Utility		1	0.2%	48	0.6%	3	0.2%	91	0.6%	6	0.4%	158	0.9%
Wholesale Trade		6	1.0%	38	0.5%	34	2.7%	212	1.4%	47	2.9%	365	2.0%
Retail Trade Summary		135	23.5%	2,156	29.0%	257	20.7%	3,260	21.6%	330	20.5%	3,710	20.6%
Home Improvement		6	1.0%	183	2.5%	19	1.5%	306	2.0%	26	1.6%	354	2.0%
General Merchandise Stores		3	0.5%	574	7.7%	6	0.5%	624	4.1%	8	0.5%	635	3.5%
Food Stores		9	1.6%	160	2.2%	20	1.6%	384	2.5%	28	1.7%	460	2.6%
Auto Dealers, Gas Stations, Auto Aftermarket		17	3.0%	136	1.8%	33	2.7%	293	1.9%	48	3.0%	383	2.1%
Apparel & Accessory Stores		6	1.0%	32	0.4%	7	0.6%	35	0.2%	7	0.4%	35	0.2%
Furniture & Home Furnishings		10	1.7%	75	1.0%	18	1.4%	108	0.7%	21	1.3%	116	0.6%
Eating & Drinking Places		41	7.1%	760	10.2%	75	6.0%	1,094	7.2%	96	6.0%	1,277	7.1%
Miscellaneous Retail		44	7.7%	235	3.2%	79	6.4%	416	2.8%	96	6.0%	450	2.5%
Finance, Insurance, Real Estate Summary		72	12.5%	448	6.0%	130	10.5%	799	5.3%	149	9.2%	894	5.0%
Banks, Savings & Lending Institutions		17	3.0%	208	2.8%	27	2.2%	399	2.6%	32	2.0%	434	2.4%
Securities Brokers		12	2.1%	44	0.6%	20	1.6%	74	0.5%	21	1.3%	76	0.4%
Insurance Carriers & Agents		22	3.8%	71	1.0%	33	2.7%	95	0.6%	35	2.2%	101	0.6%
Real Estate, Holding, Other Investment Offices		21	3.7%	125	1.7%	50	4.0%	232	1.5%	60	3.7%	283	1.6%
Services Summary		264	46.0%	3,929	52.9%	498	40.1%	6,672	44.1%	613	38.0%	7,582	42.1%
Hotels & Lodging		5	0.9%	59	0.8%	7	0.6%	142	0.9%	10	0.6%	156	0.9%
Automotive Services		17	3.0%	74	1.0%	40	3.2%	167	1.1%	59	3.7%	224	1.2%
Motion Pictures & Amusements		18	3.1%	129	1.7%	36	2.9%	245	1.6%	43	2.7%	279	1.6%
Health Services		53	9.2%	1,229	16.6%	68	5.5%	1,601	10.6%	75	4.7%	1,791	10.0%
Legal Services		9	1.6%	36	0.5%	19	1.5%	87	0.6%	20	1.2%	93	0.5%
Education Institutions & Libraries		15	2.6%	501	6.8%	24	1.9%	1,256	8.3%	34	2.1%	1,516	8.4%
Other Services		147	25.6%	1,900	25.6%	303	24.4%	3,173	21.0%	372	23.1%	3,523	19.9%
Government		23	4.0%	402	5.4%	83	6.7%	1,313	8.7%	105	6.5%	1,475	8.2%
Unclassified Establishments		11	1.9%	4	0.1%	30	2.4%	4	0.0%	36	2.2%	4	0.0%
Total		574	100.0%	7,422	100.0%	1,242	100.0%	15,123	100.0%	1,612	100.0%	17,998	100.0%

Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

February 14, 2018



Business Summary

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81179

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	5	0.9%	15	0.2%	16	1.3%	44	0.3%	32	2.0%	93	0.5%
Mining	0	0.0%	0	0.0%	0	0.0%	1	0.0%	1	0.1%	5	0.0%
Utilities	1	0.2%	48	0.6%	3	0.2%	68	0.4%	3	0.2%	71	0.4%
Construction	21	3.7%	82	1.1%	83	6.7%	583	3.9%	139	8.6%	839	4.7%
Manufacturing	9	1.6%	31	0.4%	34	2.7%	1,359	9.0%	54	3.3%	1,825	10.1%
Wholesale Trade	5	0.9%	25	0.3%	33	2.7%	199	1.3%	46	2.9%	352	2.0%
Retail Trade	91	15.9%	1,382	18.6%	178	14.3%	2,149	14.2%	229	14.2%	2,412	13.4%
Motor Vehicle & Parts Dealers	12	2.1%	107	1.4%	22	1.8%	200	1.3%	34	2.1%	272	1.5%
Furniture & Home Furnishings Stores	6	1.0%	54	0.7%	10	0.8%	80	0.5%	13	0.8%	88	0.5%
Electronics & Appliance Stores	6	1.0%	30	0.4%	10	0.8%	38	0.3%	10	0.6%	39	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	6	1.0%	183	2.5%	19	1.5%	306	2.0%	26	1.6%	354	2.0%
Food & Beverage Stores	7	1.2%	154	2.1%	17	1.4%	373	2.5%	25	1.6%	447	2.5%
Health & Personal Care Stores	12	2.1%	109	1.5%	17	1.4%	152	1.0%	19	1.2%	155	0.9%
Gasoline Stations	5	0.9%	29	0.4%	11	0.9%	93	0.6%	14	0.9%	112	0.6%
Clothing & Clothing Accessories Stores	7	1.2%	37	0.5%	9	0.7%	47	0.3%	10	0.6%	48	0.3%
Sport Goods, Hobby, Book, & Music Stores	8	1.4%	35	0.5%	14	1.1%	56	0.4%	17	1.1%	61	0.3%
General Merchandise Stores	3	0.5%	574	7.7%	6	0.5%	624	4.1%	8	0.5%	635	3.5%
Miscellaneous Store Retailers	20	3.5%	70	0.9%	40	3.2%	173	1.1%	49	3.0%	189	1.1%
Nonstore Retailers	1	0.2%	0	0.0%	3	0.2%	7	0.0%	4	0.2%	14	0.1%
Transportation & Warehousing	5	0.9%	102	1.4%	30	2.4%	496	3.3%	43	2.7%	662	3.7%
Information	11	1.9%	587	7.9%	24	1.9%	731	4.8%	28	1.7%	748	4.2%
Finance & Insurance	52	9.1%	328	4.4%	81	6.5%	572	3.8%	90	5.6%	616	3.4%
Central Bank/Credit Intermediation & Related Activities	18	3.1%	213	2.9%	28	2.3%	404	2.7%	33	2.0%	439	2.4%
Securities, Commodity Contracts & Other Financial	12	2.1%	44	0.6%	20	1.6%	74	0.5%	21	1.3%	76	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	22	3.8%	71	1.0%	33	2.7%	95	0.6%	35	2.2%	101	0.6%
Real Estate, Rental & Leasing	33	5.7%	153	2.1%	70	5.6%	296	2.0%	87	5.4%	360	2.0%
Professional, Scientific & Tech Services	46	8.0%	258	3.5%	88	7.1%	472	3.1%	103	6.4%	513	2.9%
Legal Services	10	1.7%	39	0.5%	23	1.9%	98	0.6%	24	1.5%	104	0.6%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.1%	0	0.0%	1	0.1%	0	0.0%
Administrative & Support & Waste Management & Remediation	17	3.0%	53	0.7%	40	3.2%	225	1.5%	54	3.3%	355	2.0%
Educational Services	15	2.6%	496	6.7%	25	2.0%	1,252	8.3%	34	2.1%	1,508	8.4%
Health Care & Social Assistance	76	13.2%	2,110	28.4%	121	9.7%	2,973	19.7%	137	8.5%	3,341	18.6%
Arts, Entertainment & Recreation	13	2.3%	118	1.6%	29	2.3%	235	1.6%	34	2.1%	266	1.5%
Accommodation & Food Services	45	7.8%	819	11.0%	82	6.6%	1,236	8.2%	106	6.6%	1,433	8.0%
Accommodation	5	0.9%	59	0.8%	7	0.6%	142	0.9%	10	0.6%	156	0.8%
Food Services & Drinking Places	41	7.1%	760	10.2%	75	6.0%	1,094	7.2%	96	6.0%	1,277	7.2%
Other Services (except Public Administration)	94	16.4%	408	5.5%	191	15.4%	914	6.0%	248	15.4%	1,121	6.4%
Automotive Repair & Maintenance	14	2.4%	69	0.9%	33	2.7%	137	0.9%	50	3.1%	186	1.0%
Public Administration	23	4.0%	402	5.4%	83	6.7%	1,313	8.7%	105	6.5%	1,475	8.3%
Unclassified Establishments	11	1.9%	4	0.1%	30	2.4%	4	0.0%	36	2.2%	4	0.0%
Total	574	100.0%	7,422	100.0%	1,242	100.0%	15,123	100.0%	1,612	100.0%	17,998	100.0%

Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

February 14, 2018

Community Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
 Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
 Latitude: 44.37076
 Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
Population Summary			
2000 Total Population	9,980	26,692	38,655
2010 Total Population	9,665	26,250	37,602
2017 Total Population	9,611	26,146	37,404
2017 Group Quarters	154	353	451
2022 Total Population	9,541	25,991	37,192
2017-2022 Annual Rate	-0.15%	-0.12%	-0.11%
2017 Total Daytime Population	12,031	27,442	35,816
Workers	6,924	13,939	16,564
Residents	5,107	13,503	19,252
Household Summary			
2000 Households	4,321	10,981	15,396
2000 Average Household Size	2.27	2.39	2.47
2010 Households	4,445	11,453	15,972
2010 Average Household Size	2.14	2.26	2.32
2017 Households	4,475	11,551	16,097
2017 Average Household Size	2.11	2.23	2.30
2022 Households	4,468	11,546	16,095
2022 Average Household Size	2.10	2.22	2.28
2017-2022 Annual Rate	-0.03%	-0.01%	0.00%
2010 Families	2,585	7,118	10,359
2010 Average Family Size	2.78	2.84	2.85
2017 Families	2,575	7,124	10,360
2017 Average Family Size	2.75	2.81	2.82
2022 Families	2,557	7,096	10,325
2022 Average Family Size	2.74	2.79	2.81
2017-2022 Annual Rate	-0.14%	-0.08%	-0.07%
Housing Unit Summary			
2000 Housing Units	4,519	11,510	16,092
Owner Occupied Housing Units	68.3%	69.3%	73.0%
Renter Occupied Housing Units	27.3%	26.1%	22.6%
Vacant Housing Units	4.4%	4.6%	4.3%
2010 Housing Units	4,731	12,246	17,032
Owner Occupied Housing Units	64.3%	65.5%	69.5%
Renter Occupied Housing Units	29.7%	28.0%	24.3%
Vacant Housing Units	6.0%	6.5%	6.2%
2017 Housing Units	4,829	12,506	17,378
Owner Occupied Housing Units	60.3%	62.0%	66.1%
Renter Occupied Housing Units	32.4%	30.4%	26.5%
Vacant Housing Units	7.3%	7.6%	7.4%
2022 Housing Units	4,893	12,695	17,647
Owner Occupied Housing Units	59.5%	61.1%	65.1%
Renter Occupied Housing Units	31.8%	29.9%	26.1%
Vacant Housing Units	8.7%	9.1%	8.8%
Median Household Income			
2017	\$47,394	\$50,029	\$51,903
2022	\$51,070	\$52,278	\$54,525
Median Home Value			
2017	\$103,909	\$112,506	\$117,260
2022	\$111,010	\$118,823	\$124,096
Per Capita Income			
2017	\$26,868	\$27,101	\$27,303
2022	\$30,158	\$30,403	\$30,645
Median Age			
2010	45.4	42.9	43.4
2017	47.2	44.4	45.1
2022	47.8	44.4	45.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Community Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
 Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
 Latitude: 44.37076
 Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
2017 Households by Income			
Household Income Base	4,475	11,551	16,097
<\$15,000	12.0%	11.5%	10.3%
\$15,000 - \$24,999	13.3%	13.0%	12.1%
\$25,000 - \$34,999	12.3%	11.9%	11.4%
\$35,000 - \$49,999	14.3%	13.6%	13.7%
\$50,000 - \$74,999	21.0%	21.0%	21.7%
\$75,000 - \$99,999	15.3%	13.8%	15.0%
\$100,000 - \$149,999	8.0%	10.8%	11.5%
\$150,000 - \$199,999	2.6%	2.8%	2.7%
\$200,000+	1.1%	1.7%	1.6%
Average Household Income	\$57,853	\$61,399	\$63,097
2022 Households by Income			
Household Income Base	4,468	11,546	16,095
<\$15,000	11.8%	11.6%	10.3%
\$15,000 - \$24,999	12.6%	12.5%	11.6%
\$25,000 - \$34,999	11.0%	10.7%	10.3%
\$35,000 - \$49,999	13.2%	12.5%	12.6%
\$50,000 - \$74,999	20.3%	20.0%	20.6%
\$75,000 - \$99,999	17.1%	14.9%	16.1%
\$100,000 - \$149,999	9.2%	12.1%	13.0%
\$150,000 - \$199,999	3.4%	3.6%	3.5%
\$200,000+	1.4%	2.1%	2.1%
Average Household Income	\$64,608	\$68,542	\$70,469
2017 Owner Occupied Housing Units by Value			
Total	2,910	7,748	11,487
<\$50,000	5.3%	6.2%	6.1%
\$50,000 - \$99,999	42.5%	37.1%	34.7%
\$100,000 - \$149,999	27.3%	26.5%	26.7%
\$150,000 - \$199,999	10.2%	13.6%	15.0%
\$200,000 - \$249,999	3.4%	5.8%	6.3%
\$250,000 - \$299,999	6.0%	5.4%	5.7%
\$300,000 - \$399,999	3.1%	3.4%	3.2%
\$400,000 - \$499,999	1.8%	1.7%	1.7%
\$500,000 - \$749,999	0.3%	0.2%	0.3%
\$750,000 - \$999,999	0.1%	0.1%	0.1%
\$1,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$130,851	\$136,547	\$141,495
2022 Owner Occupied Housing Units by Value			
Total	2,910	7,754	11,491
<\$50,000	4.4%	5.1%	5.0%
\$50,000 - \$99,999	39.6%	34.9%	32.3%
\$100,000 - \$149,999	27.4%	26.5%	26.5%
\$150,000 - \$199,999	10.4%	13.5%	14.9%
\$200,000 - \$249,999	3.6%	6.1%	6.6%
\$250,000 - \$299,999	7.0%	6.2%	6.7%
\$300,000 - \$399,999	4.1%	4.4%	4.2%
\$400,000 - \$499,999	2.7%	2.5%	2.5%
\$500,000 - \$749,999	0.6%	0.4%	0.6%
\$750,000 - \$999,999	0.1%	0.1%	0.2%
\$1,000,000 +	0.0%	0.3%	0.5%
Average Home Value	\$142,136	\$148,333	\$156,192

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Community Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
2010 Population by Age			
Total	9,665	26,249	37,602
0 - 4	5.2%	6.0%	5.7%
5 - 9	5.4%	5.8%	5.7%
10 - 14	6.0%	6.4%	6.6%
15 - 24	11.3%	12.0%	11.8%
25 - 34	10.3%	10.7%	10.2%
35 - 44	11.1%	11.7%	12.0%
45 - 54	14.4%	15.9%	16.5%
55 - 64	13.4%	13.0%	13.4%
65 - 74	9.7%	8.7%	9.0%
75 - 84	8.4%	6.4%	6.1%
85 +	4.9%	3.2%	2.9%
18 +	79.0%	77.4%	77.4%
2017 Population by Age			
Total	9,611	26,145	37,404
0 - 4	4.9%	5.6%	5.3%
5 - 9	4.9%	5.6%	5.5%
10 - 14	5.2%	5.8%	5.9%
15 - 24	10.9%	11.3%	11.2%
25 - 34	11.4%	11.8%	11.3%
35 - 44	10.1%	10.6%	10.7%
45 - 54	12.7%	13.8%	14.4%
55 - 64	14.1%	14.3%	15.0%
65 - 74	12.2%	11.1%	11.3%
75 - 84	8.3%	6.5%	6.3%
85 +	5.3%	3.5%	3.2%
18 +	81.4%	79.4%	79.7%
2022 Population by Age			
Total	9,541	25,990	37,190
0 - 4	4.8%	5.5%	5.2%
5 - 9	4.8%	5.6%	5.4%
10 - 14	5.2%	6.0%	5.9%
15 - 24	9.9%	10.4%	10.4%
25 - 34	11.7%	12.1%	11.5%
35 - 44	10.7%	11.2%	11.0%
45 - 54	11.1%	12.1%	12.5%
55 - 64	13.7%	14.4%	15.1%
65 - 74	13.6%	12.3%	12.6%
75 - 84	9.3%	7.2%	7.2%
85 +	5.2%	3.4%	3.1%
18 +	81.7%	79.3%	79.9%
2010 Population by Sex			
Males	4,592	12,776	18,494
Females	5,073	13,474	19,108
2017 Population by Sex			
Males	4,574	12,749	18,440
Females	5,037	13,397	18,963
2022 Population by Sex			
Males	4,551	12,734	18,417
Females	4,989	13,257	18,775

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Community Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
2010 Population by Race/Ethnicity			
Total	9,665	26,251	37,602
White Alone	92.6%	93.8%	94.4%
Black Alone	0.6%	0.6%	0.6%
American Indian Alone	0.8%	0.8%	0.8%
Asian Alone	3.8%	2.8%	2.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.9%	0.8%	0.8%
Two or More Races	1.2%	1.2%	1.2%
Hispanic Origin	2.7%	2.4%	2.3%
Diversity Index	18.7	16.1	14.8
2017 Population by Race/Ethnicity			
Total	9,611	26,145	37,403
White Alone	90.7%	92.2%	92.9%
Black Alone	1.0%	1.0%	0.9%
American Indian Alone	1.0%	0.9%	0.9%
Asian Alone	4.3%	3.1%	2.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.4%	1.2%	1.1%
Two or More Races	1.7%	1.7%	1.6%
Hispanic Origin	3.9%	3.4%	3.3%
Diversity Index	23.8	20.6	19.2
2022 Population by Race/Ethnicity			
Total	9,541	25,991	37,192
White Alone	89.1%	90.8%	91.6%
Black Alone	1.4%	1.4%	1.3%
American Indian Alone	1.1%	0.9%	0.9%
Asian Alone	4.6%	3.3%	2.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.8%	1.5%	1.4%
Two or More Races	2.1%	2.0%	2.0%
Hispanic Origin	5.1%	4.4%	4.2%
Diversity Index	28.0	24.4	22.8
2010 Population by Relationship and Household Type			
Total	9,665	26,250	37,602
In Households	98.2%	98.5%	98.7%
In Family Households	76.5%	79.4%	81.1%
Householder	26.5%	26.9%	27.5%
Spouse	20.1%	20.7%	21.7%
Child	25.8%	27.6%	27.7%
Other relative	1.9%	1.7%	1.7%
Nonrelative	2.1%	2.5%	2.5%
In Nonfamily Households	21.8%	19.1%	17.6%
In Group Quarters	1.8%	1.5%	1.3%
Institutionalized Population	1.0%	1.0%	0.9%
Noninstitutionalized Population	0.8%	0.5%	0.4%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Community Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
 Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
 Latitude: 44.37076
 Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
2017 Population 25+ by Educational Attainment			
Total	7,121	18,771	26,982
Less than 9th Grade	1.9%	1.8%	1.9%
9th - 12th Grade, No Diploma	4.6%	3.8%	4.1%
High School Graduate	34.0%	32.0%	33.2%
GED/Alternative Credential	5.1%	4.8%	4.5%
Some College, No Degree	24.6%	24.0%	23.9%
Associate Degree	11.7%	14.2%	14.3%
Bachelor's Degree	12.2%	13.7%	12.8%
Graduate/Professional Degree	5.8%	5.7%	5.5%
2017 Population 15+ by Marital Status			
Total	8,174	21,721	31,185
Never Married	22.7%	23.5%	23.1%
Married	49.8%	52.6%	54.3%
Widowed	9.7%	7.9%	7.6%
Divorced	17.9%	16.0%	14.9%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	96.6%	96.6%	96.4%
Civilian Unemployed (Unemployment Rate)	3.4%	3.4%	3.6%
2017 Employed Population 16+ by Industry			
Total	4,533	12,731	18,309
Agriculture/Mining	1.4%	1.5%	2.0%
Construction	8.5%	6.4%	6.8%
Manufacturing	18.1%	22.6%	22.6%
Wholesale Trade	1.9%	1.8%	2.0%
Retail Trade	14.1%	11.3%	11.0%
Transportation/Utilities	5.0%	4.4%	5.1%
Information	1.1%	1.0%	0.9%
Finance/Insurance/Real Estate	4.6%	5.1%	4.8%
Services	43.0%	42.7%	41.5%
Public Administration	2.3%	3.3%	3.2%
2017 Employed Population 16+ by Occupation			
Total	4,531	12,732	18,309
White Collar	53.1%	52.8%	51.9%
Management/Business/Financial	11.0%	9.8%	10.1%
Professional	17.8%	18.7%	18.1%
Sales	9.8%	9.1%	8.9%
Administrative Support	14.6%	15.2%	14.8%
Services	15.4%	17.1%	16.2%
Blue Collar	31.4%	30.1%	31.9%
Farming/Forestry/Fishing	1.9%	1.2%	1.5%
Construction/Extraction	5.2%	4.2%	4.2%
Installation/Maintenance/Repair	2.1%	3.4%	4.2%
Production	14.1%	13.1%	12.9%
Transportation/Material Moving	8.0%	8.2%	9.1%
2010 Population By Urban/ Rural Status			
Total Population	9,665	26,250	37,602
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	98.1%	87.4%	73.7%
Rural Population	1.9%	12.6%	26.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Community Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
2010 Households by Type			
Total	4,445	11,452	15,973
Households with 1 Person	37.1%	32.6%	29.9%
Households with 2+ People	62.9%	67.4%	70.1%
Family Households	58.2%	62.2%	64.9%
Husband-wife Families	44.3%	47.8%	51.0%
With Related Children	14.7%	17.3%	18.2%
Other Family (No Spouse Present)	13.9%	14.4%	13.8%
Other Family with Male Householder	4.1%	4.4%	4.4%
With Related Children	2.6%	2.9%	2.9%
Other Family with Female Householder	9.7%	10.0%	9.4%
With Related Children	6.9%	7.4%	6.9%
Nonfamily Households	4.7%	5.2%	5.3%
All Households with Children	24.5%	27.9%	28.4%
Multigenerational Households	1.6%	1.8%	1.9%
Unmarried Partner Households	6.2%	7.2%	7.1%
Male-female	5.6%	6.7%	6.7%
Same-sex	0.5%	0.4%	0.4%
2010 Households by Size			
Total	4,446	11,455	15,973
1 Person Household	37.1%	32.6%	29.9%
2 Person Household	35.8%	36.3%	37.8%
3 Person Household	12.3%	13.7%	14.1%
4 Person Household	8.7%	10.4%	11.1%
5 Person Household	3.6%	4.4%	4.5%
6 Person Household	1.4%	1.6%	1.6%
7 + Person Household	1.1%	1.0%	1.0%
2010 Households by Tenure and Mortgage Status			
Total	4,445	11,453	15,972
Owner Occupied	68.4%	70.0%	74.1%
Owned with a Mortgage/Loan	42.0%	44.4%	46.9%
Owned Free and Clear	26.4%	25.6%	27.2%
Renter Occupied	31.6%	30.0%	25.9%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,731	12,246	17,032
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	98.1%	88.1%	74.9%
Rural Housing Units	1.9%	11.9%	25.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Community Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
 Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
 Latitude: 44.37076
 Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
Top 3 Tapestry Segments			
1.	Heartland Communities	Traditional Living (12B)	Salt of the Earth (6B)
2.	Midlife Constants (5E)	Heartland Communities	Heartland Communities
3.	Traditional Living (12B)	Salt of the Earth (6B)	Traditional Living (12B)
2017 Consumer Spending			
Apparel & Services: Total \$	\$6,594,940	\$18,295,591	\$26,094,613
Average Spent	\$1,473.73	\$1,583.90	\$1,621.09
Spending Potential Index	68	73	75
Education: Total \$	\$4,168,899	\$11,873,042	\$16,870,156
Average Spent	\$931.60	\$1,027.88	\$1,048.03
Spending Potential Index	64	71	72
Entertainment/Recreation: Total \$	\$10,408,837	\$28,262,208	\$40,498,815
Average Spent	\$2,326.00	\$2,446.73	\$2,515.92
Spending Potential Index	75	78	81
Food at Home: Total \$	\$17,214,639	\$46,549,849	\$66,452,321
Average Spent	\$3,846.85	\$4,029.94	\$4,128.24
Spending Potential Index	76	80	82
Food Away from Home: Total \$	\$10,566,390	\$29,046,201	\$41,443,428
Average Spent	\$2,361.20	\$2,514.60	\$2,574.61
Spending Potential Index	71	75	77
Health Care: Total \$	\$19,967,902	\$53,290,413	\$76,768,409
Average Spent	\$4,462.10	\$4,613.49	\$4,769.11
Spending Potential Index	80	82	85
HH Furnishings & Equipment: Total \$	\$6,399,943	\$17,509,341	\$25,066,039
Average Spent	\$1,430.15	\$1,515.83	\$1,557.19
Spending Potential Index	74	78	80
Personal Care Products & Services: Total \$	\$2,543,487	\$6,975,486	\$9,977,942
Average Spent	\$568.38	\$603.89	\$619.86
Spending Potential Index	71	76	78
Shelter: Total \$	\$49,882,520	\$136,866,195	\$194,449,384
Average Spent	\$11,146.93	\$11,848.86	\$12,079.85
Spending Potential Index	69	73	74
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,791,889	\$20,970,972	\$30,123,948
Average Spent	\$1,741.20	\$1,815.51	\$1,871.40
Spending Potential Index	74	78	80
Travel: Total \$	\$6,341,748	\$17,511,770	\$25,190,431
Average Spent	\$1,417.15	\$1,516.04	\$1,564.91
Spending Potential Index	68	73	76
Vehicle Maintenance & Repairs: Total \$	\$3,668,723	\$9,916,856	\$14,209,019
Average Spent	\$819.83	\$858.53	\$882.71
Spending Potential Index	76	80	82

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Housing Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5 minute radius

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

Population		Households	
2010 Total Population	9,665	2017 Median Household Income	\$47,394
2017 Total Population	9,611	2022 Median Household Income	\$51,070
2022 Total Population	9,541	2017-2022 Annual Rate	1.51%
2017-2022 Annual Rate	-0.15%		

Housing Units by Occupancy Status and Tenure	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	4,731	100.0%	4,829	100.0%	4,893	100.0%
Occupied	4,445	94.0%	4,475	92.7%	4,468	91.3%
Owner	3,042	64.3%	2,910	60.3%	2,910	59.5%
Renter	1,403	29.7%	1,565	32.4%	1,558	31.8%
Vacant	286	6.0%	354	7.3%	425	8.7%

Owner Occupied Housing Units by Value	2017		2022	
	Number	Percent	Number	Percent
Total	2,910	100.0%	2,909	100.0%
<\$50,000	155	5.3%	127	4.4%
\$50,000-\$99,999	1,238	42.5%	1,152	39.6%
\$100,000-\$149,999	793	27.3%	797	27.4%
\$150,000-\$199,999	296	10.2%	304	10.5%
\$200,000-\$249,999	99	3.4%	105	3.6%
\$250,000-\$299,999	175	6.0%	205	7.0%
\$300,000-\$399,999	90	3.1%	119	4.1%
\$400,000-\$499,999	53	1.8%	79	2.7%
\$500,000-\$749,999	9	0.3%	18	0.6%
\$750,000-\$999,999	2	0.1%	3	0.1%
\$1,000,000+	0	0.0%	0	0.0%
Median Value	\$103,909		\$111,010	
Average Value	\$130,851		\$142,136	

Census 2010 Housing Units	Number	Percent
Total	4,731	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	4,641	98.1%
Rural Housing Units	90	1.9%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5 minute radius

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

Census 2010 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	3,042	100.0%
Owned with a Mortgage/Loan	1,869	61.4%
Owned Free and Clear	1,173	38.6%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	288	100.0%
For Rent	115	39.9%
Rented- Not Occupied	5	1.7%
For Sale Only	61	21.2%
Sold - Not Occupied	4	1.4%
Seasonal/Recreational/Occasional Use	41	14.2%
For Migrant Workers	0	0.0%
Other Vacant	62	21.5%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	4,445	3,042	68.4%
15-24	157	46	29.3%
25-34	516	277	53.7%
35-44	636	442	69.5%
45-54	830	624	75.2%
55-64	789	620	78.6%
65-74	581	466	80.2%
75-84	586	408	69.6%
85+	350	159	45.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	4,445	3,043	68.5%
White Alone	4,279	2,956	69.1%
Black/African American	13	6	46.2%
American Indian/Alaska	27	13	48.1%
Asian Alone	75	49	65.3%
Pacific Islander Alone	2	1	50.0%
Other Race Alone	23	8	34.8%
Two or More Races	26	10	38.5%
Hispanic Origin	63	26	41.3%

Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	4,446	3,043	68.4%
1-Person	1,649	859	52.1%
2-Person	1,592	1,290	81.0%
3-Person	546	398	72.9%
4-Person	388	301	77.6%
5-Person	160	114	71.2%
6-Person	64	48	75.0%
7+ Person	47	33	70.2%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 10 minute radius

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

Population		Households	
2010 Total Population	26,250	2017 Median Household Income	\$50,029
2017 Total Population	26,146	2022 Median Household Income	\$52,278
2022 Total Population	25,991	2017-2022 Annual Rate	0.88%
2017-2022 Annual Rate	-0.12%		

Housing Units by Occupancy Status and Tenure	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	12,246	100.0%	12,506	100.0%	12,695	100.0%
Occupied	11,453	93.5%	11,551	92.4%	11,546	90.9%
Owner	8,020	65.5%	7,748	62.0%	7,754	61.1%
Renter	3,433	28.0%	3,803	30.4%	3,792	29.9%
Vacant	793	6.5%	955	7.6%	1,149	9.1%

Owner Occupied Housing Units by Value	2017		2022	
	Number	Percent	Number	Percent
Total	7,749	100.0%	7,754	100.0%
<\$50,000	484	6.2%	398	5.1%
\$50,000-\$99,999	2,876	37.1%	2,705	34.9%
\$100,000-\$149,999	2,057	26.5%	2,056	26.5%
\$150,000-\$199,999	1,051	13.6%	1,050	13.5%
\$200,000-\$249,999	446	5.8%	470	6.1%
\$250,000-\$299,999	415	5.4%	484	6.2%
\$300,000-\$399,999	261	3.4%	340	4.4%
\$400,000-\$499,999	129	1.7%	190	2.5%
\$500,000-\$749,999	17	0.2%	32	0.4%
\$750,000-\$999,999	4	0.1%	8	0.1%
\$1,000,000+	9	0.1%	21	0.3%
Median Value	\$112,506		\$118,823	
Average Value	\$136,547		\$148,333	

Census 2010 Housing Units	Number	Percent
Total	12,246	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	10,794	88.1%
Rural Housing Units	1,452	11.9%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 10 minute radius

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

Census 2010 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	8,019	100.0%
Owned with a Mortgage/Loan	5,089	63.5%
Owned Free and Clear	2,930	36.5%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	770	100.0%
For Rent	258	33.5%
Rented- Not Occupied	16	2.1%
For Sale Only	140	18.2%
Sold - Not Occupied	18	2.3%
Seasonal/Recreational/Occasional Use	105	13.6%
For Migrant Workers	1	0.1%
Other Vacant	232	30.1%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,452	8,020	70.0%
15-24	514	110	21.4%
25-34	1,404	740	52.7%
35-44	1,743	1,227	70.4%
45-54	2,443	1,898	77.7%
55-64	2,106	1,690	80.2%
65-74	1,454	1,188	81.7%
75-84	1,180	854	72.4%
85+	608	313	51.5%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,453	8,020	70.0%
White Alone	11,067	7,837	70.8%
Black/African American	32	12	37.5%
American Indian/Alaska	87	38	43.7%
Asian Alone	153	89	58.2%
Pacific Islander Alone	3	2	66.7%
Other Race Alone	50	18	36.0%
Two or More Races	61	24	39.3%
Hispanic Origin	145	58	40.0%

Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,454	8,021	70.0%
1-Person	3,733	1,995	53.4%
2-Person	4,162	3,379	81.2%
3-Person	1,565	1,138	72.7%
4-Person	1,195	920	77.0%
5-Person	499	381	76.4%
6-Person	180	124	68.9%
7+ Person	120	84	70.0%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 15 minute radius

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

Population		Households	
2010 Total Population	37,602	2017 Median Household Income	\$51,903
2017 Total Population	37,404	2022 Median Household Income	\$54,525
2022 Total Population	37,192	2017-2022 Annual Rate	0.99%
2017-2022 Annual Rate	-0.11%		

Housing Units by Occupancy Status and Tenure	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	17,032	100.0%	17,378	100.0%	17,647	100.0%
Occupied	15,972	93.8%	16,098	92.6%	16,095	91.2%
Owner	11,836	69.5%	11,487	66.1%	11,491	65.1%
Renter	4,136	24.3%	4,611	26.5%	4,604	26.1%
Vacant	1,060	6.2%	1,281	7.4%	1,552	8.8%

Owner Occupied Housing Units by Value	2017		2022	
	Number	Percent	Number	Percent
Total	11,488	100.0%	11,491	100.0%
<\$50,000	702	6.1%	569	5.0%
\$50,000-\$99,999	3,985	34.7%	3,710	32.3%
\$100,000-\$149,999	3,062	26.7%	3,043	26.5%
\$150,000-\$199,999	1,718	15.0%	1,714	14.9%
\$200,000-\$249,999	721	6.3%	762	6.6%
\$250,000-\$299,999	659	5.7%	766	6.7%
\$300,000-\$399,999	372	3.2%	483	4.2%
\$400,000-\$499,999	197	1.7%	288	2.5%
\$500,000-\$749,999	36	0.3%	71	0.6%
\$750,000-\$999,999	11	0.1%	25	0.2%
\$1,000,000+	25	0.2%	60	0.5%
Median Value	\$117,260		\$124,096	
Average Value	\$141,495		\$156,192	

Census 2010 Housing Units	Number	Percent
Total	17,032	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	12,765	74.9%
Rural Housing Units	4,267	25.1%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 15 minute radius

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

Census 2010 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	11,836	100.0%
Owned with a Mortgage/Loan	7,488	63.3%
Owned Free and Clear	4,348	36.7%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	1,072	100.0%
For Rent	309	28.8%
Rented- Not Occupied	20	1.9%
For Sale Only	191	17.8%
Sold - Not Occupied	31	2.9%
Seasonal/Recreational/Occasional Use	193	18.0%
For Migrant Workers	1	0.1%
Other Vacant	327	30.5%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,971	11,835	74.1%
15-24	627	144	23.0%
25-34	1,876	1,049	55.9%
35-44	2,474	1,832	74.1%
45-54	3,526	2,856	81.0%
55-64	3,021	2,541	84.1%
65-74	2,101	1,779	84.7%
75-84	1,584	1,204	76.0%
85+	762	430	56.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,971	11,836	74.1%
White Alone	15,482	11,589	74.9%
Black/African American	41	18	43.9%
American Indian/Alaska	117	54	46.2%
Asian Alone	175	104	59.4%
Pacific Islander Alone	3	2	66.7%
Other Race Alone	70	29	41.4%
Two or More Races	83	40	48.2%
Hispanic Origin	194	88	45.4%

Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,972	11,837	74.1%
1-Person	4,772	2,783	58.3%
2-Person	6,030	5,057	83.9%
3-Person	2,257	1,716	76.0%
4-Person	1,776	1,410	79.4%
5-Person	716	564	78.8%
6-Person	255	186	72.9%
7+ Person	166	121	72.9%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Market Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
 Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
 Latitude: 44.37076
 Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
Population Summary			
2000 Total Population	9,980	26,692	38,655
2010 Total Population	9,665	26,250	37,602
2017 Total Population	9,611	26,146	37,404
2017 Group Quarters	154	353	451
2022 Total Population	9,541	25,991	37,192
2017-2022 Annual Rate	-0.15%	-0.12%	-0.11%
2017 Total Daytime Population	12,031	27,442	35,816
Workers	6,924	13,939	16,564
Residents	5,107	13,503	19,252
Household Summary			
2000 Households	4,321	10,981	15,396
2000 Average Household Size	2.27	2.39	2.47
2010 Households	4,445	11,453	15,972
2010 Average Household Size	2.14	2.26	2.32
2017 Households	4,475	11,551	16,097
2017 Average Household Size	2.11	2.23	2.30
2022 Households	4,468	11,546	16,095
2022 Average Household Size	2.10	2.22	2.28
2017-2022 Annual Rate	-0.03%	-0.01%	0.00%
2010 Families	2,585	7,118	10,359
2010 Average Family Size	2.78	2.84	2.85
2017 Families	2,575	7,124	10,360
2017 Average Family Size	2.75	2.81	2.82
2022 Families	2,557	7,096	10,325
2022 Average Family Size	2.74	2.79	2.81
2017-2022 Annual Rate	-0.14%	-0.08%	-0.07%
Housing Unit Summary			
2000 Housing Units	4,519	11,510	16,092
Owner Occupied Housing Units	68.3%	69.3%	73.0%
Renter Occupied Housing Units	27.3%	26.1%	22.6%
Vacant Housing Units	4.4%	4.6%	4.3%
2010 Housing Units	4,731	12,246	17,032
Owner Occupied Housing Units	64.3%	65.5%	69.5%
Renter Occupied Housing Units	29.7%	28.0%	24.3%
Vacant Housing Units	6.0%	6.5%	6.2%
2017 Housing Units	4,829	12,506	17,378
Owner Occupied Housing Units	60.3%	62.0%	66.1%
Renter Occupied Housing Units	32.4%	30.4%	26.5%
Vacant Housing Units	7.3%	7.6%	7.4%
2022 Housing Units	4,893	12,695	17,647
Owner Occupied Housing Units	59.5%	61.1%	65.1%
Renter Occupied Housing Units	31.8%	29.9%	26.1%
Vacant Housing Units	8.7%	9.1%	8.8%
Median Household Income			
2017	\$47,394	\$50,029	\$51,903
2022	\$51,070	\$52,278	\$54,525
Median Home Value			
2017	\$103,909	\$112,506	\$117,260
2022	\$111,010	\$118,823	\$124,096
Per Capita Income			
2017	\$26,868	\$27,101	\$27,303
2022	\$30,158	\$30,403	\$30,645
Median Age			
2010	45.4	42.9	43.4
2017	47.2	44.4	45.1
2022	47.8	44.4	45.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Market Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
2017 Households by Income			
Household Income Base	4,475	11,551	16,097
<\$15,000	12.0%	11.5%	10.3%
\$15,000 - \$24,999	13.3%	13.0%	12.1%
\$25,000 - \$34,999	12.3%	11.9%	11.4%
\$35,000 - \$49,999	14.3%	13.6%	13.7%
\$50,000 - \$74,999	21.0%	21.0%	21.7%
\$75,000 - \$99,999	15.3%	13.8%	15.0%
\$100,000 - \$149,999	8.0%	10.8%	11.5%
\$150,000 - \$199,999	2.6%	2.8%	2.7%
\$200,000+	1.1%	1.7%	1.6%
Average Household Income	\$57,853	\$61,399	\$63,097
2022 Households by Income			
Household Income Base	4,468	11,546	16,095
<\$15,000	11.8%	11.6%	10.3%
\$15,000 - \$24,999	12.6%	12.5%	11.6%
\$25,000 - \$34,999	11.0%	10.7%	10.3%
\$35,000 - \$49,999	13.2%	12.5%	12.6%
\$50,000 - \$74,999	20.3%	20.0%	20.6%
\$75,000 - \$99,999	17.1%	14.9%	16.1%
\$100,000 - \$149,999	9.2%	12.1%	13.0%
\$150,000 - \$199,999	3.4%	3.6%	3.5%
\$200,000+	1.4%	2.1%	2.1%
Average Household Income	\$64,608	\$68,542	\$70,469
2017 Owner Occupied Housing Units by Value			
Total	2,910	7,748	11,487
<\$50,000	5.3%	6.2%	6.1%
\$50,000 - \$99,999	42.5%	37.1%	34.7%
\$100,000 - \$149,999	27.3%	26.5%	26.7%
\$150,000 - \$199,999	10.2%	13.6%	15.0%
\$200,000 - \$249,999	3.4%	5.8%	6.3%
\$250,000 - \$299,999	6.0%	5.4%	5.7%
\$300,000 - \$399,999	3.1%	3.4%	3.2%
\$400,000 - \$499,999	1.8%	1.7%	1.7%
\$500,000 - \$749,999	0.3%	0.2%	0.3%
\$750,000 - \$999,999	0.1%	0.1%	0.1%
\$1,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$130,851	\$136,547	\$141,495
2022 Owner Occupied Housing Units by Value			
Total	2,910	7,754	11,491
<\$50,000	4.4%	5.1%	5.0%
\$50,000 - \$99,999	39.6%	34.9%	32.3%
\$100,000 - \$149,999	27.4%	26.5%	26.5%
\$150,000 - \$199,999	10.4%	13.5%	14.9%
\$200,000 - \$249,999	3.6%	6.1%	6.6%
\$250,000 - \$299,999	7.0%	6.2%	6.7%
\$300,000 - \$399,999	4.1%	4.4%	4.2%
\$400,000 - \$499,999	2.7%	2.5%	2.5%
\$500,000 - \$749,999	0.6%	0.4%	0.6%
\$750,000 - \$999,999	0.1%	0.1%	0.2%
\$1,000,000 +	0.0%	0.3%	0.5%
Average Home Value	\$142,136	\$148,333	\$156,192

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Market Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
2010 Population by Age			
Total	9,665	26,249	37,602
0 - 4	5.2%	6.0%	5.7%
5 - 9	5.4%	5.8%	5.7%
10 - 14	6.0%	6.4%	6.6%
15 - 24	11.3%	12.0%	11.8%
25 - 34	10.3%	10.7%	10.2%
35 - 44	11.1%	11.7%	12.0%
45 - 54	14.4%	15.9%	16.5%
55 - 64	13.4%	13.0%	13.4%
65 - 74	9.7%	8.7%	9.0%
75 - 84	8.4%	6.4%	6.1%
85 +	4.9%	3.2%	2.9%
18 +	79.0%	77.4%	77.4%
2017 Population by Age			
Total	9,611	26,145	37,404
0 - 4	4.9%	5.6%	5.3%
5 - 9	4.9%	5.6%	5.5%
10 - 14	5.2%	5.8%	5.9%
15 - 24	10.9%	11.3%	11.2%
25 - 34	11.4%	11.8%	11.3%
35 - 44	10.1%	10.6%	10.7%
45 - 54	12.7%	13.8%	14.4%
55 - 64	14.1%	14.3%	15.0%
65 - 74	12.2%	11.1%	11.3%
75 - 84	8.3%	6.5%	6.3%
85 +	5.3%	3.5%	3.2%
18 +	81.4%	79.4%	79.7%
2022 Population by Age			
Total	9,541	25,990	37,190
0 - 4	4.8%	5.5%	5.2%
5 - 9	4.8%	5.6%	5.4%
10 - 14	5.2%	6.0%	5.9%
15 - 24	9.9%	10.4%	10.4%
25 - 34	11.7%	12.1%	11.5%
35 - 44	10.7%	11.2%	11.0%
45 - 54	11.1%	12.1%	12.5%
55 - 64	13.7%	14.4%	15.1%
65 - 74	13.6%	12.3%	12.6%
75 - 84	9.3%	7.2%	7.2%
85 +	5.2%	3.4%	3.1%
18 +	81.7%	79.3%	79.9%
2010 Population by Sex			
Males	4,592	12,776	18,494
Females	5,073	13,474	19,108
2017 Population by Sex			
Males	4,574	12,749	18,440
Females	5,037	13,397	18,963
2022 Population by Sex			
Males	4,551	12,734	18,417
Females	4,989	13,257	18,775

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Market Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
2010 Population by Race/Ethnicity			
Total	9,665	26,251	37,602
White Alone	92.6%	93.8%	94.4%
Black Alone	0.6%	0.6%	0.6%
American Indian Alone	0.8%	0.8%	0.8%
Asian Alone	3.8%	2.8%	2.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.9%	0.8%	0.8%
Two or More Races	1.2%	1.2%	1.2%
Hispanic Origin	2.7%	2.4%	2.3%
Diversity Index	18.7	16.1	14.8
2017 Population by Race/Ethnicity			
Total	9,611	26,145	37,403
White Alone	90.7%	92.2%	92.9%
Black Alone	1.0%	1.0%	0.9%
American Indian Alone	1.0%	0.9%	0.9%
Asian Alone	4.3%	3.1%	2.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.4%	1.2%	1.1%
Two or More Races	1.7%	1.7%	1.6%
Hispanic Origin	3.9%	3.4%	3.3%
Diversity Index	23.8	20.6	19.2
2022 Population by Race/Ethnicity			
Total	9,541	25,991	37,192
White Alone	89.1%	90.8%	91.6%
Black Alone	1.4%	1.4%	1.3%
American Indian Alone	1.1%	0.9%	0.9%
Asian Alone	4.6%	3.3%	2.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.8%	1.5%	1.4%
Two or More Races	2.1%	2.0%	2.0%
Hispanic Origin	5.1%	4.4%	4.2%
Diversity Index	28.0	24.4	22.8
2010 Population by Relationship and Household Type			
Total	9,665	26,250	37,602
In Households	98.2%	98.5%	98.7%
In Family Households	76.5%	79.4%	81.1%
Householder	26.5%	26.9%	27.5%
Spouse	20.1%	20.7%	21.7%
Child	25.8%	27.6%	27.7%
Other relative	1.9%	1.7%	1.7%
Nonrelative	2.1%	2.5%	2.5%
In Nonfamily Households	21.8%	19.1%	17.6%
In Group Quarters	1.8%	1.5%	1.3%
Institutionalized Population	1.0%	1.0%	0.9%
Noninstitutionalized Population	0.8%	0.5%	0.4%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Market Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
2017 Population 25+ by Educational Attainment			
Total	7,121	18,771	26,982
Less than 9th Grade	1.9%	1.8%	1.9%
9th - 12th Grade, No Diploma	4.6%	3.8%	4.1%
High School Graduate	34.0%	32.0%	33.2%
GED/Alternative Credential	5.1%	4.8%	4.5%
Some College, No Degree	24.6%	24.0%	23.9%
Associate Degree	11.7%	14.2%	14.3%
Bachelor's Degree	12.2%	13.7%	12.8%
Graduate/Professional Degree	5.8%	5.7%	5.5%
2017 Population 15+ by Marital Status			
Total	8,174	21,721	31,185
Never Married	22.7%	23.5%	23.1%
Married	49.8%	52.6%	54.3%
Widowed	9.7%	7.9%	7.6%
Divorced	17.9%	16.0%	14.9%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	96.6%	96.6%	96.4%
Civilian Unemployed (Unemployment Rate)	3.4%	3.4%	3.6%
2017 Employed Population 16+ by Industry			
Total	4,533	12,731	18,309
Agriculture/Mining	1.4%	1.5%	2.0%
Construction	8.5%	6.4%	6.8%
Manufacturing	18.1%	22.6%	22.6%
Wholesale Trade	1.9%	1.8%	2.0%
Retail Trade	14.1%	11.3%	11.0%
Transportation/Utilities	5.0%	4.4%	5.1%
Information	1.1%	1.0%	0.9%
Finance/Insurance/Real Estate	4.6%	5.1%	4.8%
Services	43.0%	42.7%	41.5%
Public Administration	2.3%	3.3%	3.2%
2017 Employed Population 16+ by Occupation			
Total	4,531	12,732	18,309
White Collar	53.1%	52.8%	51.9%
Management/Business/Financial	11.0%	9.8%	10.1%
Professional	17.8%	18.7%	18.1%
Sales	9.8%	9.1%	8.9%
Administrative Support	14.6%	15.2%	14.8%
Services	15.4%	17.1%	16.2%
Blue Collar	31.4%	30.1%	31.9%
Farming/Forestry/Fishing	1.9%	1.2%	1.5%
Construction/Extraction	5.2%	4.2%	4.2%
Installation/Maintenance/Repair	2.1%	3.4%	4.2%
Production	14.1%	13.1%	12.9%
Transportation/Material Moving	8.0%	8.2%	9.1%
2010 Population By Urban/ Rural Status			
Total Population	9,665	26,250	37,602
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	98.1%	87.4%	73.7%
Rural Population	1.9%	12.6%	26.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Market Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
Latitude: 44.37076
Longitude: -89.81199

	5 minutes	10 minutes	15 minutes
2010 Households by Type			
Total	4,445	11,452	15,973
Households with 1 Person	37.1%	32.6%	29.9%
Households with 2+ People	62.9%	67.4%	70.1%
Family Households	58.2%	62.2%	64.9%
Husband-wife Families	44.3%	47.8%	51.0%
With Related Children	14.7%	17.3%	18.2%
Other Family (No Spouse Present)	13.9%	14.4%	13.8%
Other Family with Male Householder	4.1%	4.4%	4.4%
With Related Children	2.6%	2.9%	2.9%
Other Family with Female Householder	9.7%	10.0%	9.4%
With Related Children	6.9%	7.4%	6.9%
Nonfamily Households	4.7%	5.2%	5.3%
All Households with Children	24.5%	27.9%	28.4%
Multigenerational Households	1.6%	1.8%	1.9%
Unmarried Partner Households	6.2%	7.2%	7.1%
Male-female	5.6%	6.7%	6.7%
Same-sex	0.5%	0.4%	0.4%
2010 Households by Size			
Total	4,446	11,455	15,973
1 Person Household	37.1%	32.6%	29.9%
2 Person Household	35.8%	36.3%	37.8%
3 Person Household	12.3%	13.7%	14.1%
4 Person Household	8.7%	10.4%	11.1%
5 Person Household	3.6%	4.4%	4.5%
6 Person Household	1.4%	1.6%	1.6%
7 + Person Household	1.1%	1.0%	1.0%
2010 Households by Tenure and Mortgage Status			
Total	4,445	11,453	15,972
Owner Occupied	68.4%	70.0%	74.1%
Owned with a Mortgage/Loan	42.0%	44.4%	46.9%
Owned Free and Clear	26.4%	25.6%	27.2%
Renter Occupied	31.6%	30.0%	25.9%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,731	12,246	17,032
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	98.1%	88.1%	74.9%
Rural Housing Units	1.9%	11.9%	25.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Market Profile

2611 12th St S, Wisconsin Rapids, Wisconsin, 54494
 Drive Time: 5, 10, 15 minute radii

Wisconsin Rapids
 Latitude: 44.37076
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	5 minutes	10 minutes	15 minutes
Top 3 Tapestry Segments			
1.	Heartland Communities	Traditional Living (12B)	Salt of the Earth (6B)
2.	Midlife Constants (5E)	Heartland Communities	Heartland Communities
3.	Traditional Living (12B)	Salt of the Earth (6B)	Traditional Living (12B)
2017 Consumer Spending			
Apparel & Services: Total \$	\$6,594,940	\$18,295,591	\$26,094,613
Average Spent	\$1,473.73	\$1,583.90	\$1,621.09
Spending Potential Index	68	73	75
Education: Total \$	\$4,168,899	\$11,873,042	\$16,870,156
Average Spent	\$931.60	\$1,027.88	\$1,048.03
Spending Potential Index	64	71	72
Entertainment/Recreation: Total \$	\$10,408,837	\$28,262,208	\$40,498,815
Average Spent	\$2,326.00	\$2,446.73	\$2,515.92
Spending Potential Index	75	78	81
Food at Home: Total \$	\$17,214,639	\$46,549,849	\$66,452,321
Average Spent	\$3,846.85	\$4,029.94	\$4,128.24
Spending Potential Index	76	80	82
Food Away from Home: Total \$	\$10,566,390	\$29,046,201	\$41,443,428
Average Spent	\$2,361.20	\$2,514.60	\$2,574.61
Spending Potential Index	71	75	77
Health Care: Total \$	\$19,967,902	\$53,290,413	\$76,768,409
Average Spent	\$4,462.10	\$4,613.49	\$4,769.11
Spending Potential Index	80	82	85
HH Furnishings & Equipment: Total \$	\$6,399,943	\$17,509,341	\$25,066,039
Average Spent	\$1,430.15	\$1,515.83	\$1,557.19
Spending Potential Index	74	78	80
Personal Care Products & Services: Total \$	\$2,543,487	\$6,975,486	\$9,977,942
Average Spent	\$568.38	\$603.89	\$619.86
Spending Potential Index	71	76	78
Shelter: Total \$	\$49,882,520	\$136,866,195	\$194,449,384
Average Spent	\$11,146.93	\$11,848.86	\$12,079.85
Spending Potential Index	69	73	74
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,791,889	\$20,970,972	\$30,123,948
Average Spent	\$1,741.20	\$1,815.51	\$1,871.40
Spending Potential Index	74	78	80
Travel: Total \$	\$6,341,748	\$17,511,770	\$25,190,431
Average Spent	\$1,417.15	\$1,516.04	\$1,564.91
Spending Potential Index	68	73	76
Vehicle Maintenance & Repairs: Total \$	\$3,668,723	\$9,916,856	\$14,209,019
Average Spent	\$819.83	\$858.53	\$882.71
Spending Potential Index	76	80	82

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

2611 12th Street South, City of Wisconsin Rapids; Wood County, WI

Appraisal Consultants, LLC

Real Estate Appraisal & Consulting

P.O. Box 611
Fond du Lac, WI 54936920-757-6601
800-624-0713
AppraiseWI.com**Jeff S. Gagnow****Wisconsin Certified General Appraiser #1327 (AQB Compliant)****Practicing Affiliate & Member; Appraisal Institute****Real Estate Background**

1987-1992	DLG, Inc. Residential and Commercial Real Estate Appraisals and Research
1992-1997	J.S. Gagnow Appraisals; Residential Real Estate Appraisals
1997-Present	Appraisal Consultants (now Appraisal Consultants, LLC); Real Estate Appraisals & Consulting
	<i>*Current partnership with D.L. Gagnow, MAI, SRA</i>

Education

2015-	Currently working towards MAI Designation (Appraisal Institute)
2014 (Spring)	University of Wisconsin - Associate of Art & Science Degree
1989	High School Graduate of New London Sr. High School

Memberships and Credentials

Current	Wisconsin Certified General Appraiser #1327
Current	Associate Member of the Appraisal Institute #558789

Education - Real Estate Related Courses/Seminars, Etc.

2015	2016-2017 7 Hour National USPAP Update Course (Mckissock / Exam / Passed)
2015	Appraisal of Fast Food Facilities (Mckissock / Exam / Passed)
2015	Appraisal of Industrial Incubators (Mckissock / Exam / Passed)
2015	Appraisal of Land Subject to Ground Leases (Mckissock / Exam / Passed)
2014	Advanced Income Capitalization (Exam Challenged / Passed)
2014	Advanced Marketing and Highest and Best Use Analysis (Exam Challenged / Passed)
2014	Quantitative Reasoning and Analysis (University of Wisconsin; GPA 4.0)
2013	USPAP Update (7 Hours)
2013	General Appraiser Report Writing and Case Studies (28 Hours)
2012	Business Practice & Ethics; Appraisal Institute
2012	NAR Code of Ethics
2011	2012-2013 7 Hr. USPAP Update Course
2011	How to analyze and value income properties
2011	Appraising Apartments - The basics
2011	Even Odder more Oddball appraisals
2009	Current appraisal issues
2009	Construction details and trends
2009	2008-2009 USPAP update
2007	2007-2008 USPAP update
2007	Reading blueprints and building specs
2007	Appraising convenience stores
2007	GIS for the appraisal office
2005	Unusual Appraisal Assignments
2005	Relevant Environmental Conditions
2005	Detrimental Conditions in real estate
2005	Appraising distressed properties
2005	Market analysis
2005	USPAP Update

****Numerous continuing education courses and seminars since 1990 to present**

J.S. Gagnow resume continued:**Appraisal Institute Courses**

1994	Income capitalization (test/pass)
1993	New URAR form & environment issues (CE)
1992	Appraisal Report Writing (30 hours CE)
1992	Standards of professional practice (test/pass)
1990	Course 102; Applied residential property valuation (test/pass)
1990	Course 101; Applied residential property valuation (test/pass)

Property type and expertise (predominately narrative report formats)

Current	Eminent Domain & Expert Testimony (Numerous property types)
Current	Commercial
	<i>Retail Single & Multi-tenant commercial properties</i>
	<i>Office buildings</i>
	<i>Golf Courses</i>
	<i>Convenience stores/Gas stations</i>
	<i>Quarries (Sand/Gravel, Limestone, Etc.)</i>
	<i>Church/School Properties</i>
	<i>Nursing Homes</i>
	<i>Vacant Land</i>
	*Experience in research and completing appraisals in several types of commercial properties.
Current	Industrial
	<i>Single building industrial</i>
	<i>Multi-building industrial</i>
	<i>Mini-Warehouses</i>
	<i>Vacant Land</i>
	*Experience in research and completing appraisals in several types of industrial properties.
Current	Residential (primarily narrative format appraisals since 2005)
	<i>Single family (rural to urban)</i>
	<i>Agricultural & recreational improved and vacant land</i>
	<i>Multi-Family properties from two-units to apartment complexes</i>
	<i>Dairy Farms</i>
	<i>Vacant Land</i>
	*Experience in research and completing appraisals in several types of residential/agricultural properties.
Current	Others
	<i>Easements</i>
	<i>Environmental issues</i>

The State of Wisconsin Department of Safety and Professional Services

Hereby certifies that
JEFF S GAGNOW

was granted a certificate to practice as a

**CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT**

*in the State of Wisconsin in accordance with Wisconsin Law
on the 18th day of February in the year 2005.*

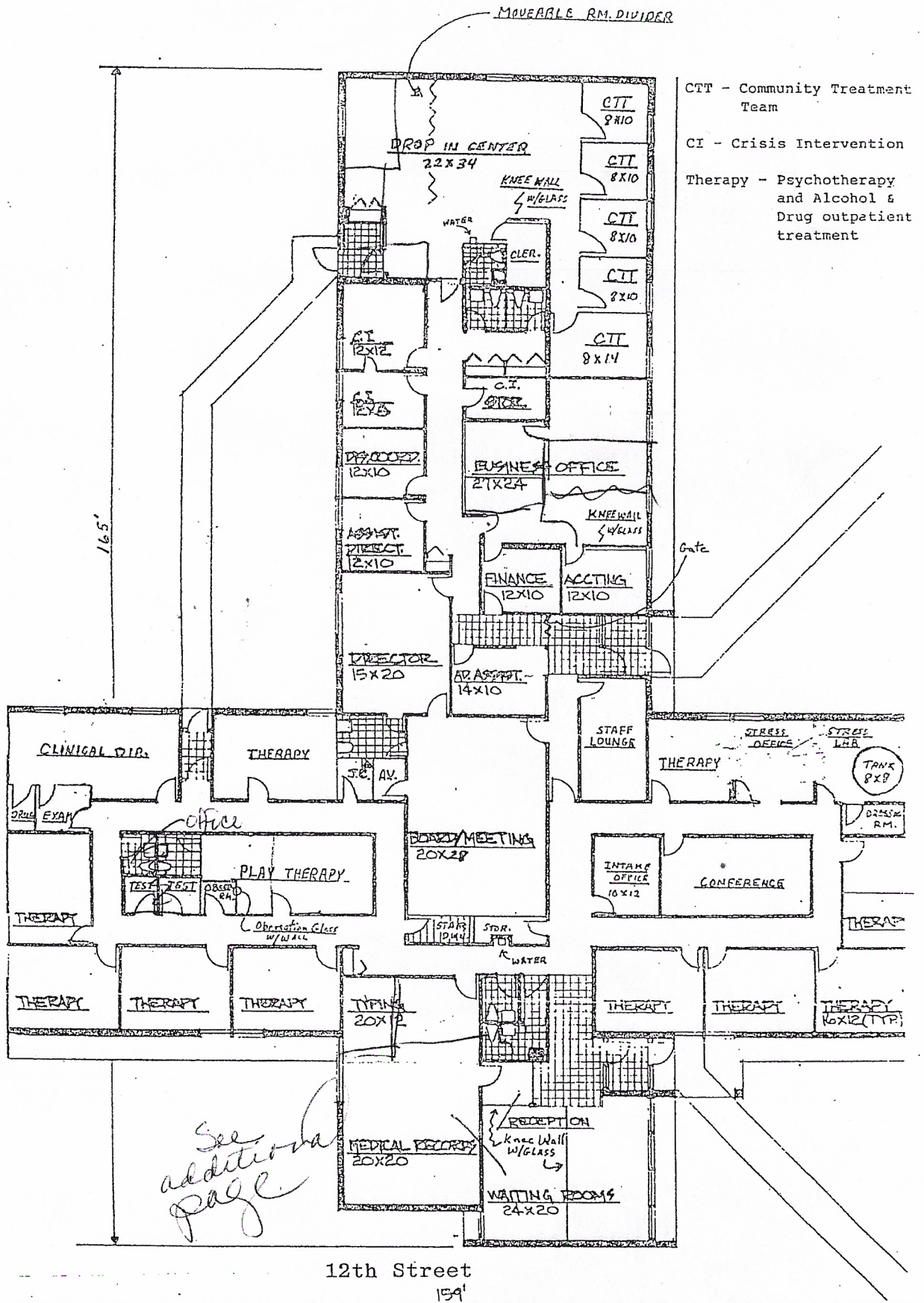
The authority granted herein must be renewed each biennium by the granting authority.

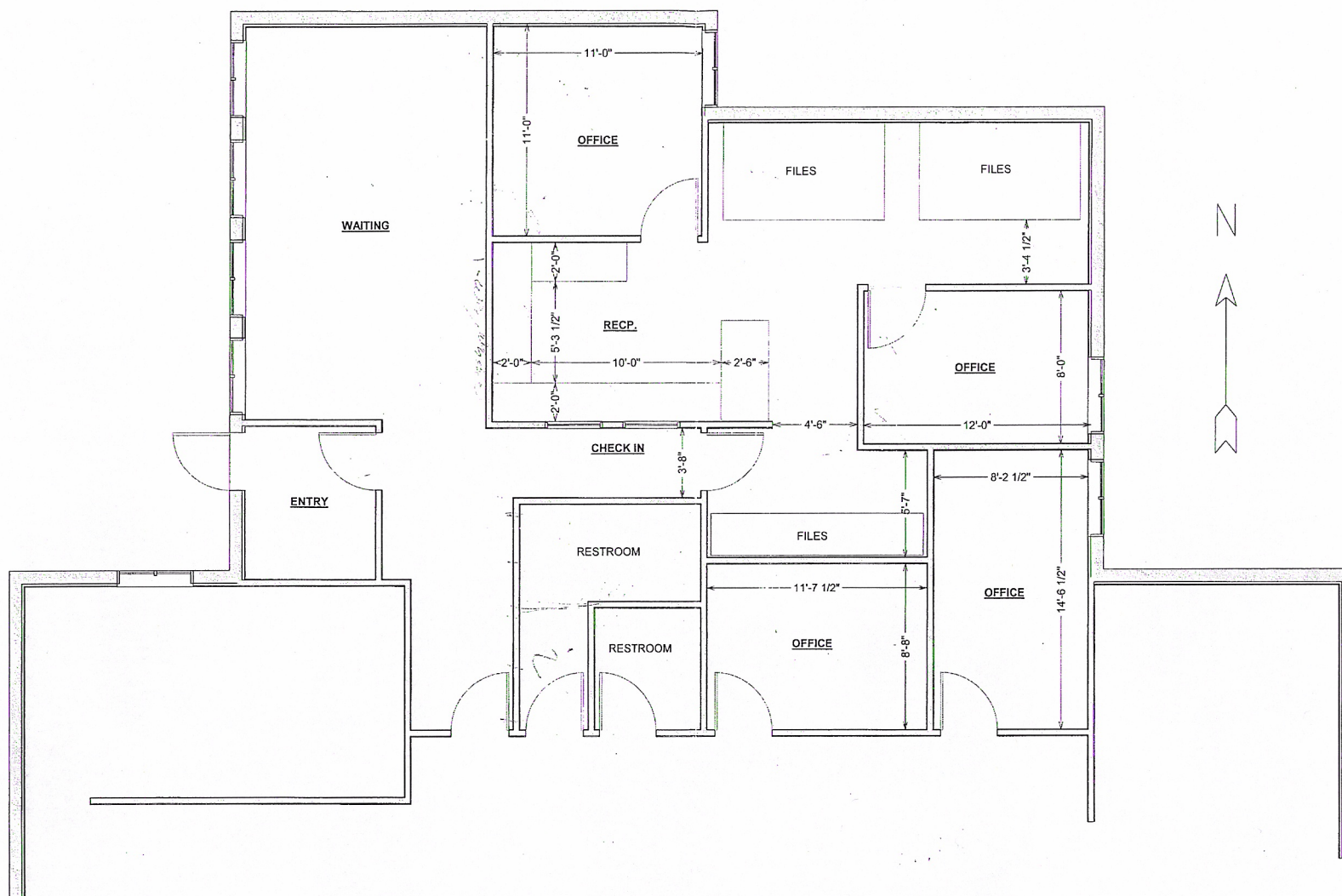
*In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.*



Laura E. Gutiérrez
Secretary

This certificate was printed on the 18th day of December in the year 2017





UNIFIED SERVICES BUILDING

OFFICE REMODEL

SCALE 3/16" = 1'-0"

Prepared for
2/14/2018

Presented by Jeff Gagnow
Appraisal Consultants
(920) 830-6480
dig@appraisalcons.com

Properties for Sale

1 1341 W Wisconsin Ave, Oconomowoc, WI 53066



Property Details

Price	\$1,100,000
No. Unit	0
Rentable Building Area	10,160 SF
Total Lot Size	0.80 AC
Property Type	Office
No. Stories	1
Building Class	C
Year Built	1980
Zoning Description	GC- General Commercial
Tax ID/APN	OCOC-0553-978
Status	Active

Property Notes

Property Description

Great investment with upside potential. Opportunity for owner to occupy vacant space, while the other tenants pay your mortgage; or fill vacancy and cash flow property. Also, rents are slightly below market, with the opportunity to increase rents over time and enhance return on investment.

Photos



2 2021 S Webster Ave, Green Bay, WI 54301

**Property Details**

Price	\$650,000
No. Unit	0
Rentable Building Area	8,276 SF
Total Lot Size	0.58 AC
Property Type	Office
Property Sub-type	Medical
No. Stories	2
Building Class	C
Year Built	1972
Zoning Description	Commercial
Tax ID/APN	AL-201
Status	Active

Property Notes**Sale Notes**

Great owner/occupy opportunity in high traffic neighborhood in Allouez near the corner of South Webster Avenue and St. Joseph Street. Minutes south of Downtown Green Bay and about 8 blocks north of Highway 172.

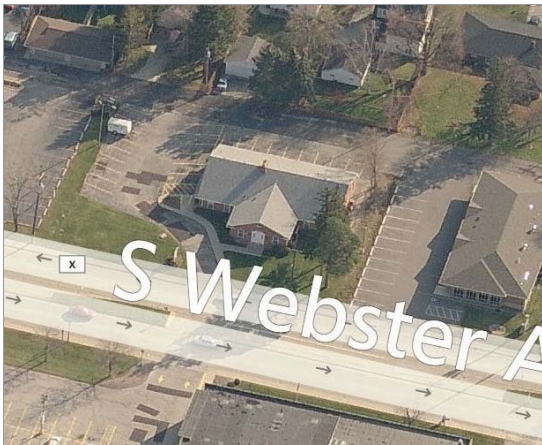
Property Description

Currently 100% occupied by two tenants that can relocate. This brick office building has three separate entrances, a fully finished basement and a brand new expanded parking lot.

Highlights

Traffic Counts on Webster Avenue: 14,700
Vehicles per Day

Photos



3 1600 N High Point Rd, Middleton, WI 53562

**Property Details**

Price	\$895,000
No. Unit	0
Rentable Building Area	8,200 SF
Total Lot Size	0.67 AC
Property Type	Office
No. Stories	1
Building Class	C
Year Built	1953
Zoning Description	B-1
Tax ID/APN	0708-113-9315-6
Status	Active

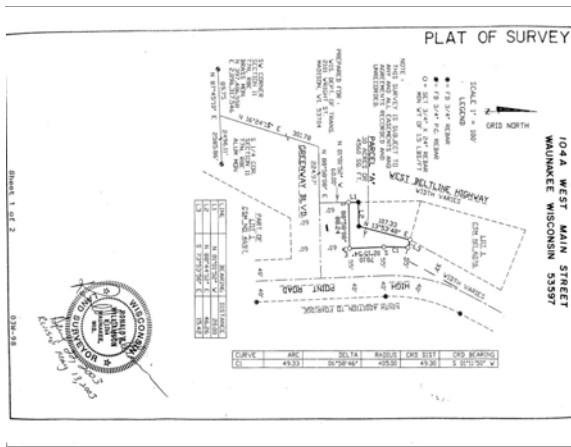
Property Notes**Sale Notes**

Outstanding Development Opportunity
Ideal Location for a Bank, Financial Institution
Small medical office, Insurance Great Exposure!

Middleton WI off the 12/18 Beltline. Located off the Greenway Blvd ramp. Highly Visible!
Existing building in place with mo/mo tenants

Photos







4 1540 Lyon Dr, Neenah, WI 54956



Property Details	
Price	\$659,000
No. Unit	0
Rentable Building Area	8,786 SF
Total Lot Size	1.25 AC
Property Type	Office
No. Stories	1
Building Class	B
Year Built	2005
Zoning Description	PDD
Tax ID/APN	809-16130000
Status	Active
Property Notes	

Sale Notes

8,786 square foot building. 4,813 SF is a finished medical office that is currently occupied by a medical practice. 3,973 Sf is vacant space that has yet to be built out therefore it needs build out only with no demolition. Bricked on 3 sides. Very good condition.

Located in south Neenah. Approximately 1.5 blocks off of the Commercial Street & Bell Street intersection. Access to Highway 41 via Bell Street.

Photos



5 3819 Creekside Ln, Holmen, WI 54636

**Property Details**

Price	\$650,000
No. Unit	0
Rentable Building Area	9,000 SF
Property Type	Office
No. Stories	1
Building Class	B
Year Built	2001
Tax ID/APN	014-002212-000
Status	Active

Property Notes**Sale Notes**

Top quality office building. Approx 9,000 sq ft, fully furnished. State of the art technology system including climate controlled computer room, fiber wiring throughout the building. Convenient location with large parking lot. Hwy 53 visibility.

Hwy 53 or Hwy 35 to Cty Hwy OT to Circle Drive to Creekside Lane, located in Holmen Business Park.

Highlights

Handicap Access

Security Equipment and Lighting

Sprinkler System

6 1990 Godfrey Dr, Waupaca, WI 54981



Property Details	
Price	\$1,300,000
No. Unit	0
Rentable Building Area	14,488 SF
Total Lot Size	5.00 AC
Property Type	Office
No. Stories	2
Building Class	B
Year Built	2006
Zoning Description	Commercial
Tax ID/APN	34-27-34-5
Status	Active
Property Notes	

Sale Notes

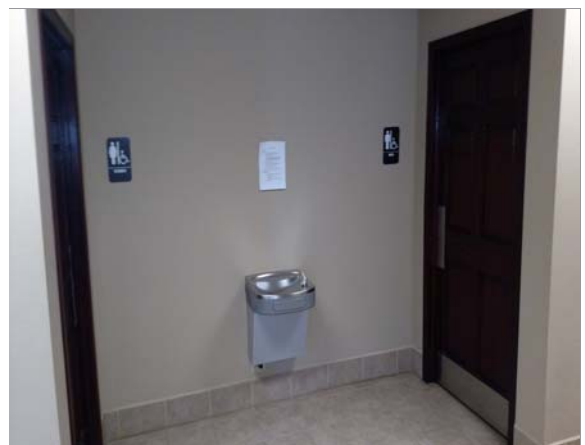
Executive Office (investment / owner occupant)

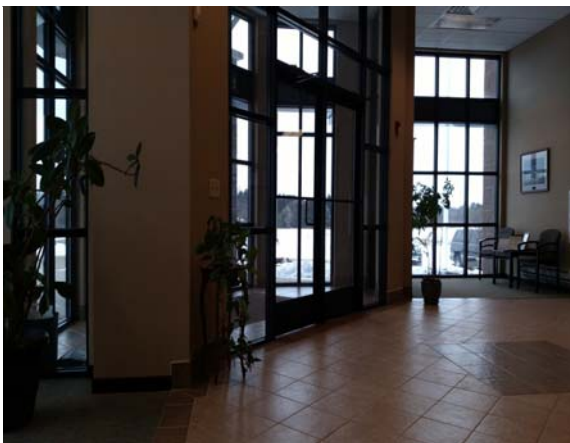
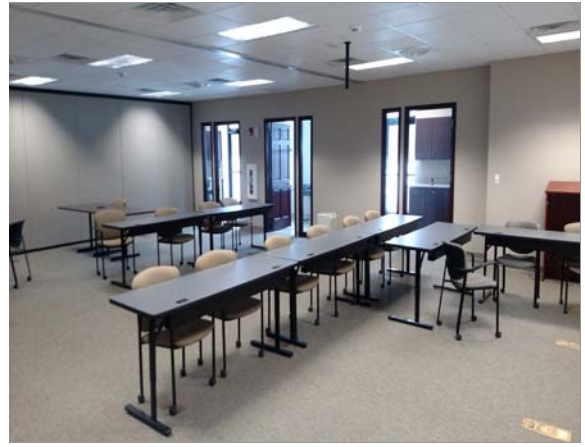
Class A executive office built in 2006, on 5 acres, in Waupaca Wisconsin. This building is currently set up for two users, with the flexibility to divide into 3. Belmont Finance is renting 4,247 square feet. The owner is willing to vacate the remainder of the building, lease back a portion, or lease back all of the remaining space. Please call broker to discuss further details.

Centrally located in NE Wisconsin in Waupaca, less than 1/2 mile from HWY 10 off the 22/54 exit.

Highlights		
48 parking stalls	2 - 12x10 drive in doors, Fully Sprinklered	Taxes: 45,213
Oversized reception, with glass entry	Acoustical tile ceiling, solid-core wood doors, wood & tile baseboards	Kitchen, training room, outside decks, server room with fiberoptic

Photos











7 619 Oak St, Baraboo, WI 53913



Property Details	
Price	\$649,000
No. Unit	0
Rentable Building Area	10,500 SF
Total Lot Size	0.15 AC
Property Type	Office
No. Stories	1
Building Class	C
Year Built	1982
Zoning Description	Commercial
Tax ID/APN	206-1401-00000
Status	Active
Property Notes	

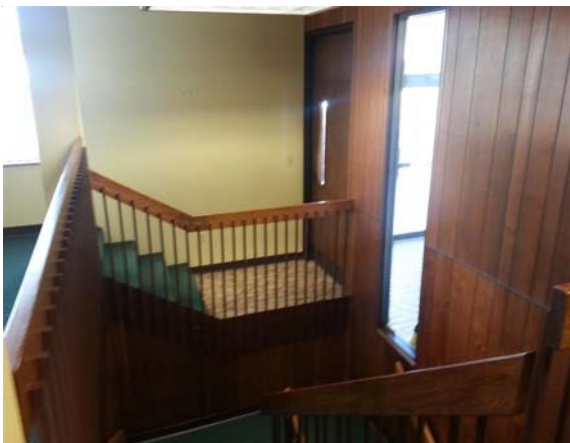
Sale Notes

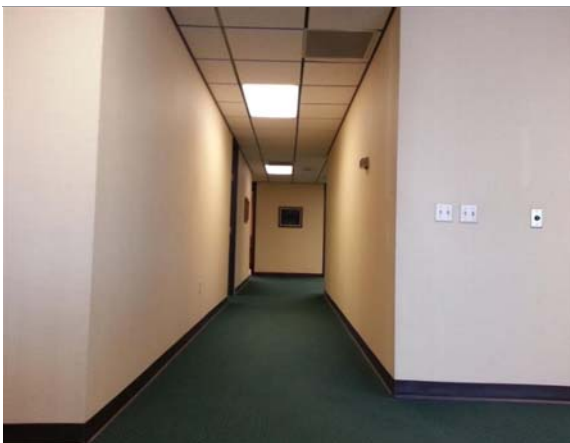
10,500 sq ft office building for sale in downtown Baraboo. Formerly the Boardman Law office, this property is composed of two levels, the main floor and the lower level. There is a passenger elevator in the building. This building is extremely well constructed in anticipation of an additional upper level. The building is constructed of concrete and steel and basically fireproof. There are 14 offices, 6 administrative work areas, 2 vaults, 3 conference rooms, a library area, restrooms on each floor, storage area and more. Building is well maintained and priced at less than \$62/sq ft.

Hwy 33 East to Oak St, south on Oak to property on RHS.

Photos







8 515 S 32nd Ave, Wausau, WI 54401

**Property Details**

Price	\$995,000
No. Unit	0
Rentable Building Area	11,340 SF
Total Lot Size	1.23 AC
Property Type	Office
Property Sub-type	Medical
Cap Rate	13.64%
No. Stories	2
Building Class	B
Year Built	1978
Zoning Description	B2
Tax ID/APN	291-2907-331-0988
Status	Active

Property Notes**Sale Notes**

Great investment with over a 14% cap! This property is available as an investment with current lease in place with the VA and is ready for a new owner. Call for details, and supporting documentation on the leases and incomes.

Just off of the intersection of State Highway 29 and I-39

©2018 Jeff Gagnow, Appraisal Consultants