



MULTIPLE PARCELS:  
DENTAL CLINIC  
RESIDENCE  
APARTMENTS  
TILLABLE LAND

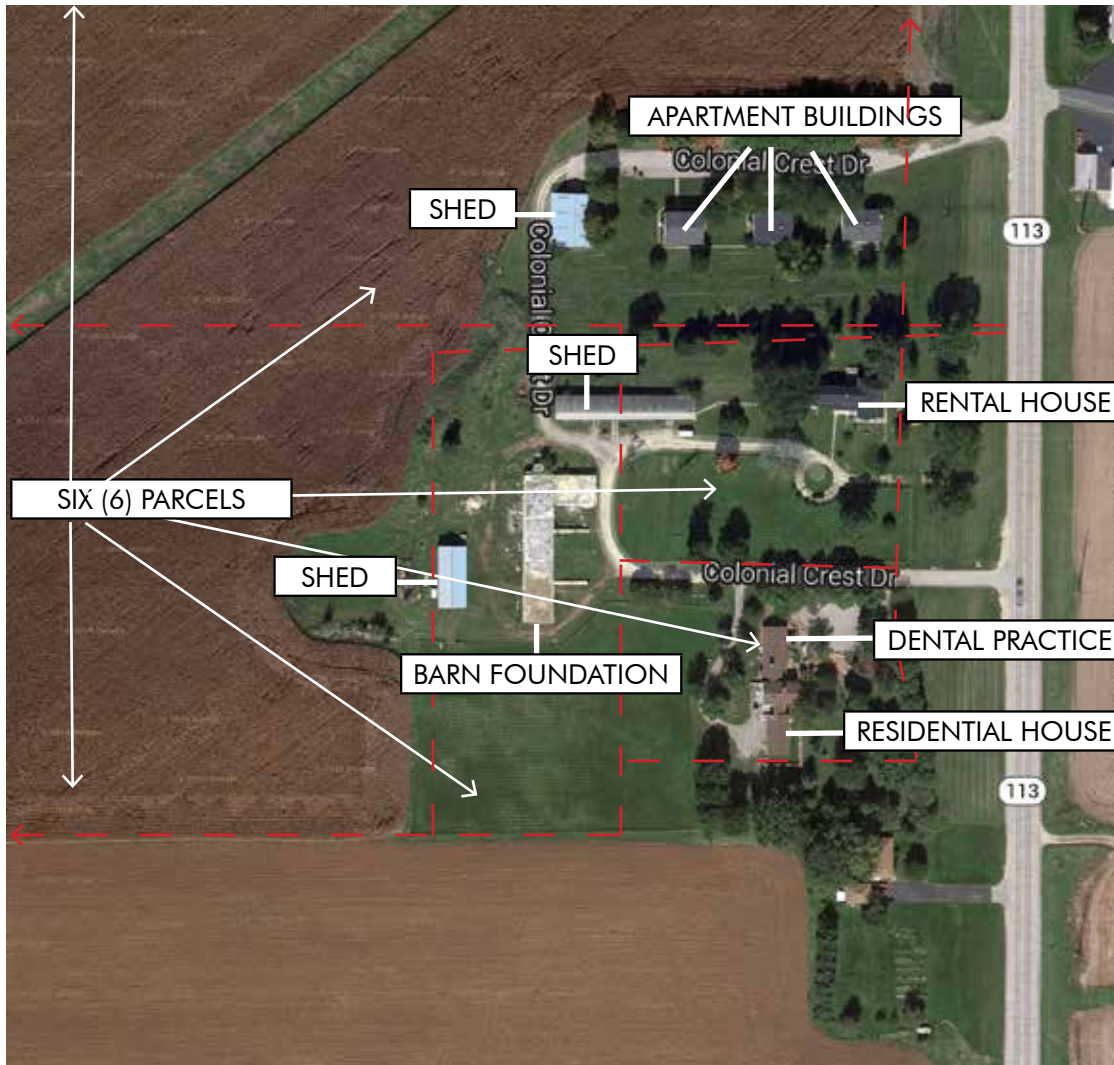
5939 HIGHWAY 113  
WAUNAKEE, WISCONSIN



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Mike Wenzel**  
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**PROPERTY SUMMARY**

The property contains six parcels for a total of just over 100 acres on Highway 113, just outside of Waunakee, WI. All parcels will be sold together and are part of a planned urban services area and are zoned A1, C2 and R4. The six parcels consist of three apartment buildings, a large farm house (divided into three apartments), a dental clinic with residence and assorted out-buidings along with over 80 acres of tillable land. The income property generates a stable and proven income, with the average tenant tenure at 9.3 years. All buildings had new roofs and gutters installed in 2012.

All parcels are included in the Waunakee Comprehensive Plan-Urban Service Expansion Area. They are also directly on the proposed North Mendota Parkway route, as well as the improved intersection at Hwy 113, Hwy 19 and County Hwy I, slated for 2018. The future growth of this area, along with income in place, make these parcels a very attractive investment opportunity.

**PROPERTY HIGHLIGHTS**

**LOCATION:** 5939 Highway 113  
Waunakee, WI

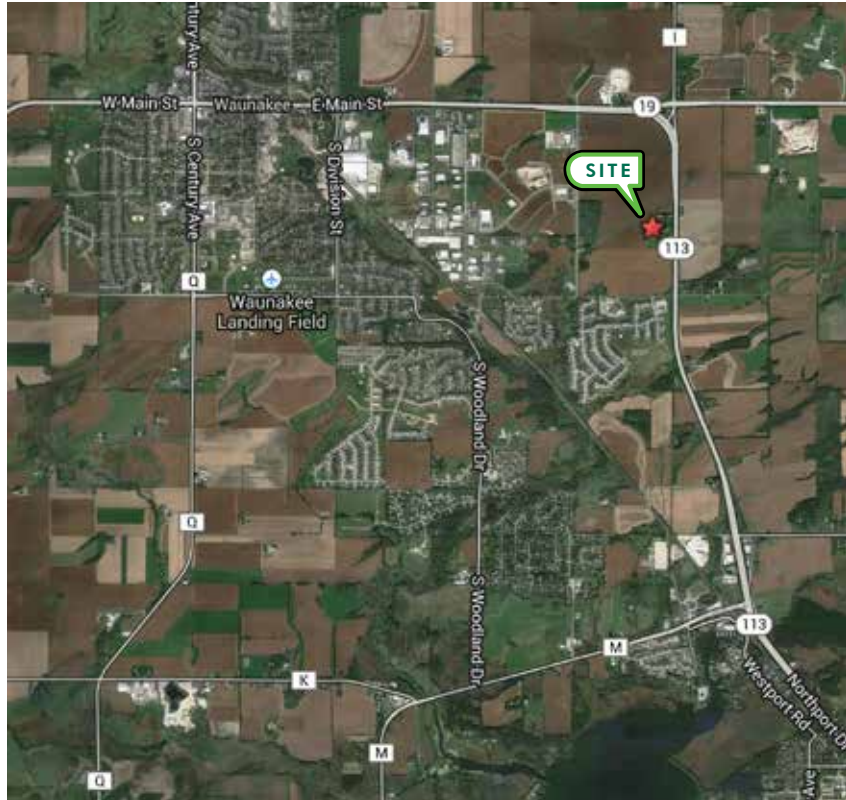
**TOTAL LAND:** 101.11 Acres

**SALE PRICE:** **\$4,247,750**

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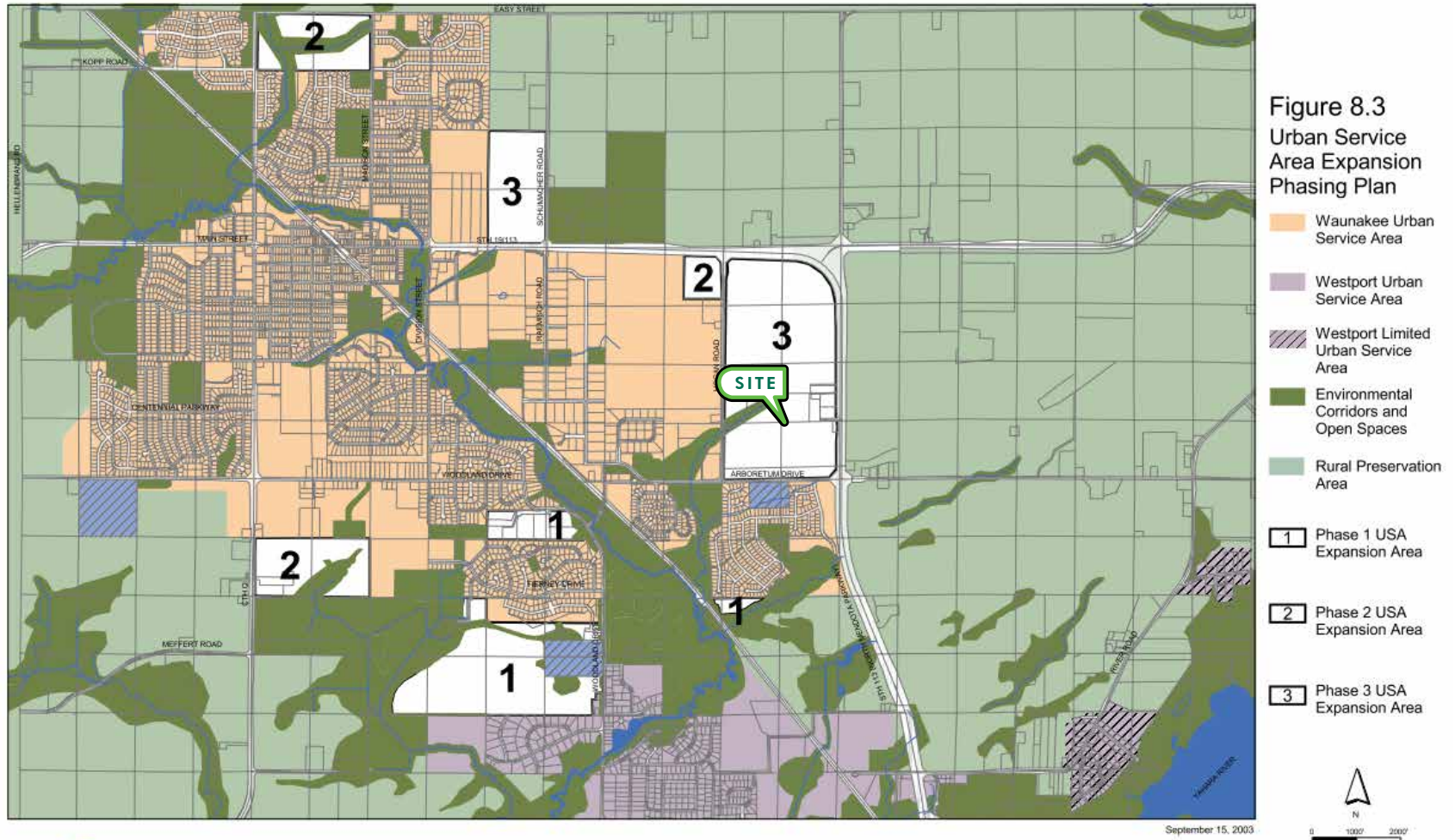


**PARCEL VALUES**

Parcel #	Description	Size/Acres	Listing Value
066/0809-103-8380-7	Residential House/Dental Clinic	2.89	\$650,000
066/0809-103-8410-0	Farmhouse/Buildings	2.71	\$525,000
066/0809-103-8010-4	Apartments/*Land	30.24	\$1,441,000
066/0809-103-8310-1	Barn	3.51	\$87,750
066/0809-103-8310-3	*Tillable Land	22.63	\$565,750
066/0809-102-9800-0	*Tillable Land	39.13	\$978,250
<b>TOTALS</b>		<b>101.11</b>	<b>\$4,247,750</b>

\*Land value is figured at \$25,000/Acre

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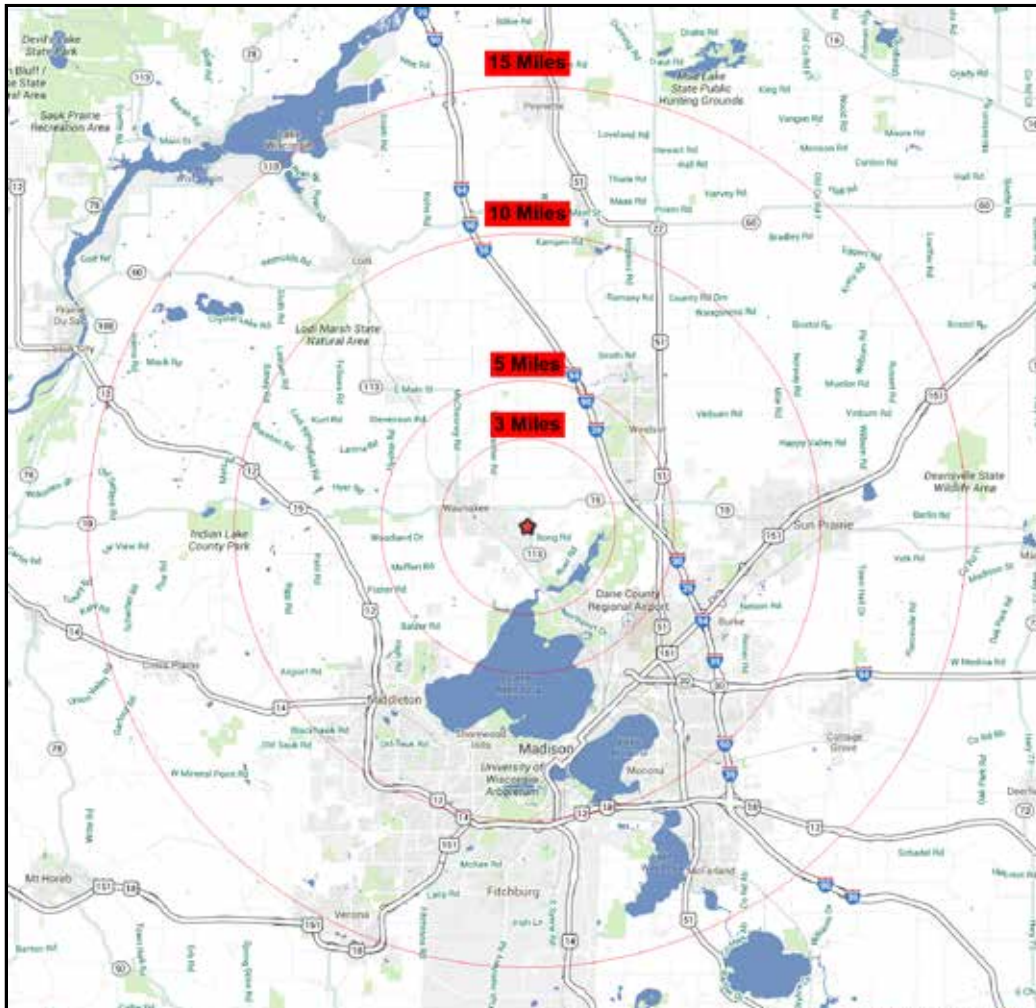
WAUNAKEE COMPREHENSIVE PLAN PROJECT

SmithGroup JJR

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**2014 ESTIMATED DEMOGRAPHICS**

	3 mile	5 miles	10 miles	15 miles
<b>POPULATION:</b>	17,743	39,501	287,309	444,602
<b>AVG. HOUSEHOLD INCOME:</b>	\$96,368	\$80,998	\$74,362	\$78,224
<b>ESTIMATED HOUSEHOLDS:</b>	6,776	15,993	124,858	188,682
<b>AVG. AGE:</b>	39.05	39.48	37.19	37.10

**2009 TRAFFIC COUNTS**

<b>HIGHWAY 19 AT HIGHWAY 113</b>	16,500
<b>HIGHWAY 113 AT COLONIAL CREST DR</b>	9,500
<b>HIGHWAY 113 AT RIVER ROAD</b>	13,600
<b>HIGHWAY 19 AT HOGAN ROAD</b>	16,600

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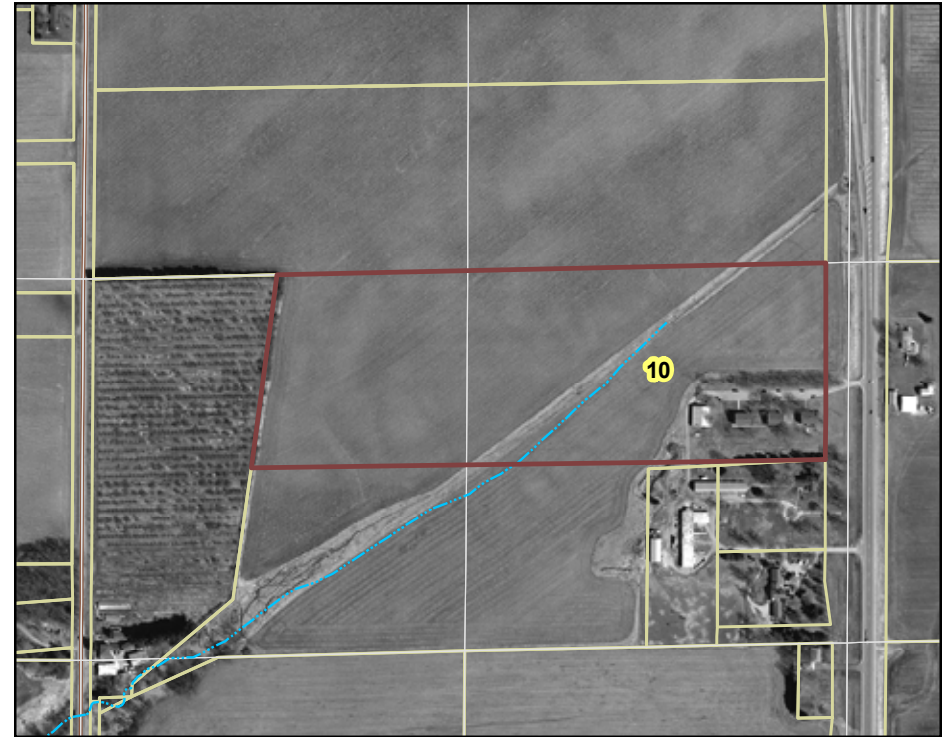
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**Parcel ID:** 066/0809-103-8380-7  
**Size:** 2.89 Acres  
**Description:** Residential House and  
Dental Clinic = 5,446 SF Total  
**Notes:** All buildings have new roofs  
and gutters (2012)

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**Parcel ID:** 066/0809-103-8010-4  
**Size:** 30.24 Acres; 10,944 SF  
**Description:** Apartment Bldgs [(2) 4-unit, (1) 3-unit] = 10,944 SF  
Tillable Land = 27+ Acres  
**Notes:** All apartments are separately metered and pay their  
own electricity.  
No water charges, as there are three wells on the  
property.  
All buildings have new roofs and gutters (2012).  
5435 Colonial Crest exterior was painted in 2012.



**Parcel ID:** 066/0809-103-8310-1  
**Size:** 3.51 Acres  
**Description:** Barn Foundation  
 Shed

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**Parcel ID:** 066/0809-103-8410-0  
**Size:** 2.71 Acres  
**Description:** Farmhouse [(3) Apartments]=5,279 SF  
 Out Buildings  
**Notes:** All apartments are separately metered and pay their own electricity.  
 No water charges, as there are three wells on the property.  
 All buildings have new roofs and gutters (2012).  
 New furnace installed in 2012.



**Parcel ID:** 066/0809-102-9800-0  
**Size:** 39.13 Acres  
**Description:** Raw/Tillable Land



**Parcel ID:** 066/0809-103-8780-3  
**Size:** 22.63 Acres  
**Description:** Raw/Tillable Land

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**BROKER DISCLOSURE TO CUSTOMERS**

- 1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:
- 2 **BROKER DISCLOSURE TO CUSTOMERS**
- 3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:
- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 55-63).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
- 20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

- 23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.**
- 28 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**
- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 55-63).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.
- 35 **CONFIDENTIAL INFORMATION:**
- 36 \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38 \_\_\_\_\_

39 **(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)**

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing.

44 List Home/Cell Numbers: \_\_\_\_\_

45 **SEX OFFENDER REGISTRY**

46 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

48 BY SIGNING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND

49 THAT Mike Wenzel and CBRE, Inc. are working  
50 Sales Associate Firm Name **▲**

51 as: **(Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) [STRIKE ONE]**

52 **SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53  
54 Signature **▲** \_\_\_\_\_ Date **▲** \_\_\_\_\_ Signature **▲** \_\_\_\_\_ Date **▲** \_\_\_\_\_

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that  
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
59 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence  
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
62 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or  
63 agreement made concerning the transaction.