

# INVESTMENT PROPERTY FOR SALE

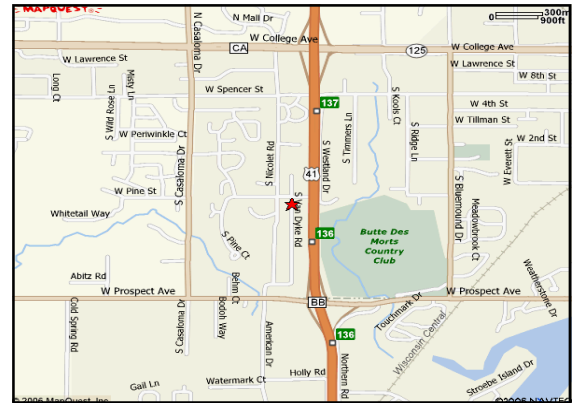
**1280 SOUTH VAN DYKE RD, APPLETON, WI**

**\$365,000.00**



Excellent investment opportunity, six unit FLEX building now available!  
Long term quality tenants, great visibility and exposure to Highway 41.  
Call for additional details.

CAP Rate:	12.10%
Age:	1986
Total Acreage:	.86 acres
Total Square Footage:	5,760 square feet
Electrical:	Individual Units - 100 amp service Main - 600 amp
Heating:	Suspended gas fired, forced air unit
Overhead Door:	10 ft x 10 ft
Roof:	24 gauge standing seam roof panels
Parking:	Shared parking for apx 40 cars
Zoning:	CL, Local Commercial District



This information was obtained from sources deemed to be accurate and reliable, but is not guaranteed and is subject to correction.



**ROLLIE WINTER &  
ASSOCIATES, LTD.**

*Brokers and Consultants to the Business Community*

3315A North Ballard Road  
Appleton, WI 54911

Phone (920) 739-0101

Fax (920) 739-1366

[www.rolliewinter.com](http://www.rolliewinter.com)

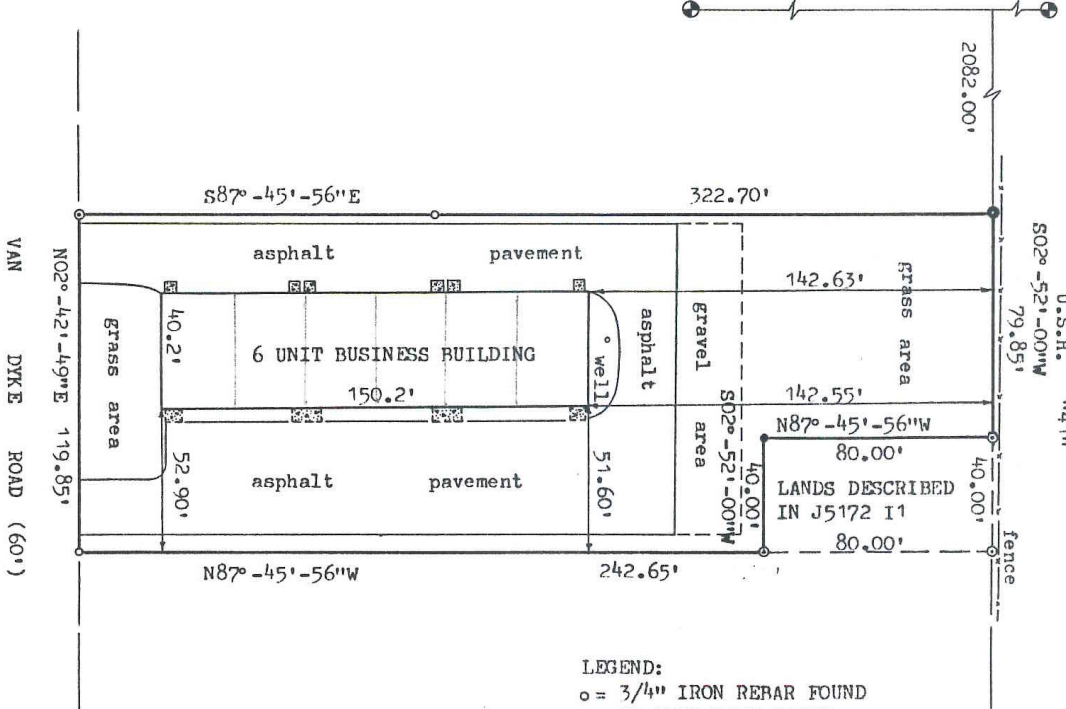
# PLAT OF SURVEY

The North 119.85 feet, as measured along the West line of U.S. Highway, of the following described premises:  
 A parcel of land in the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 21 North, Range Seventeen 17 East, Town of Grand Chute, Outagamie County, Wisconsin, described as follows: Beginning at a point on the West boundary of U.S. Highway 41 that is 2802 feet South of the North boundary of Section 32, thence South along the West boundary line of U.S. Highway 41, 509.85 feet; thence West 321.4 feet to the Northeast corner of Van Dyke Street; thence North along the East boundary of Van Dyke Street extended North 511.2 feet; thence East 322.7 feet to the point of beginning.

LESS AND EXCEPTING LANDS DESCRIBED IN J5172 I1.

NORTHWEST CORNER OF SECTION 32 T21N, R17E

NORTH 1/4 CORNER OF SECTION 32 T21N, R17E



- LEGEND:
- = 3/4" IRON REBAR FOUND
  - ⊙ = 1" IRON PIPE FOUND
  - = 2" IRON PIPE FOUND
  - = 3/4" x 24" SOLID ROUND #6 IRON REBAR SET

NORTH IS REFERENCED TO THE WEST LINE OF U.S.H. "41" WHICH IS ASSUMED TO BEAR S02°-52'-00"W



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREON, AND AS TO THEM I HEREBY CERTIFY THAT SAID SURVEY AND THE ABOVE MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THAT THE INFORMATION CONTAINED HEREON IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

CLIENT:  
 ROLLIE WINTER  
 3003 W. COLLEGE AVE.  
 APPLETON, WISCONSIN 54914

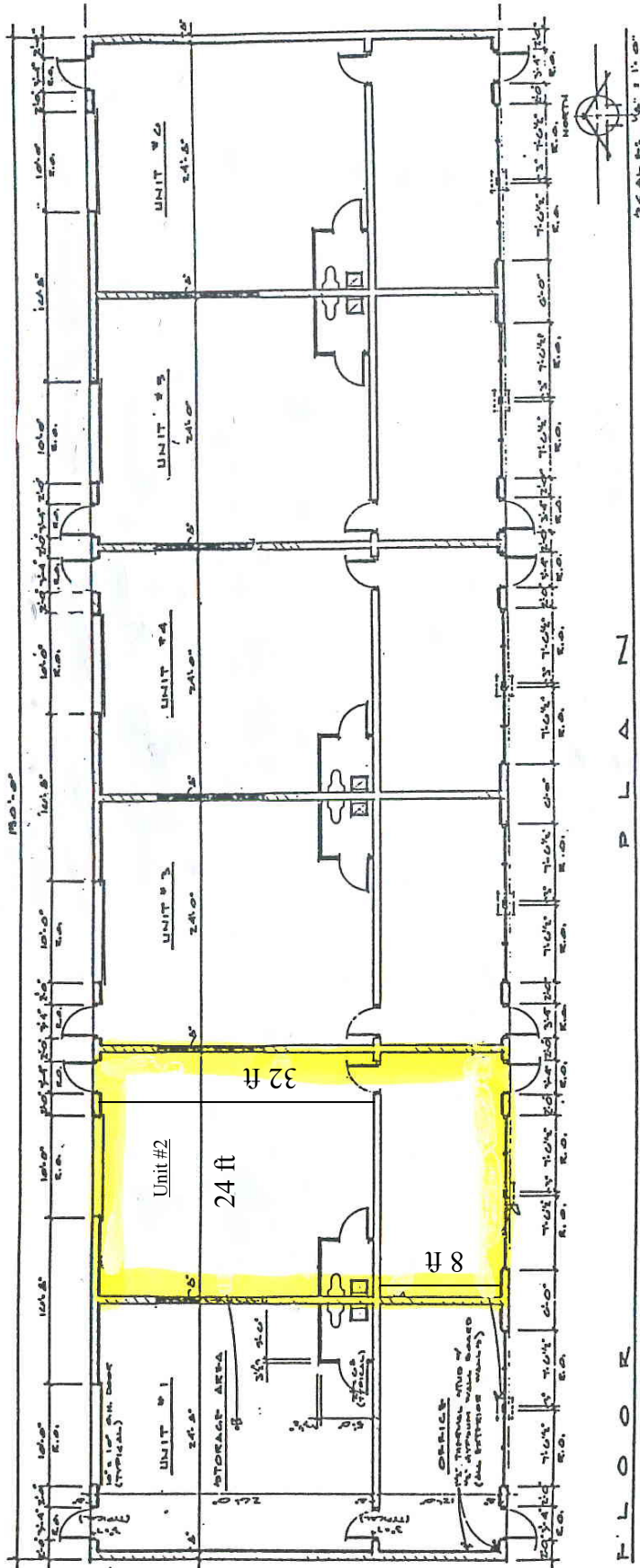
*Michael D. Vander Bloemen 2-17-89*  
 MICHAEL D. VANDER BLOEMEN  
 RLS- 1828



## CAROW LAND SURVEYING CO., INC.

1837 W. WISCONSIN AVE., P.O. BOX 1297  
 APPLETON, WISCONSIN 54912-1297  
 PHONE 414-731-4168 FAX 731-5673

SCALE	1"=50'
DRAWN BY	dw dv DEW
PROJECT NO	A868.177-89



**Building Sketch**

**BROKER DISCLOSURE TO NON-RESIDENTIAL 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 47-55).
- 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 47-55).
  - 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. List Home/Cell Numbers: \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

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

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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  
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad