

FOR SALE



Four Seasons Self Storage

800 Orlando Dr., Hobart, WI

Brand New Self Storage Development
Phase One (Included in Price) has 147 Units
Also Includes Rental Home and Warehouse
Convenient Location Near Apartments/ New Homes
Phase Two Development Possible
Rents from \$45 to \$65 per Month
Exceptional Investment Opportunity

Priced to Sell at \$1,100,000 Reduced

Specializing in Commercial Real Estate

Office: 920-438-8811

DB COMMERCIAL REAL ESTATE

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INFORMATION CONTAINED HERIN HAS BEEN OBTAINED FROM THE OWNER OF THIS PROPERTY AND OTHER SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT DB COMMERCIAL REAL ESTATE DOES NOT GUARANTEE IT. THIS LISTING IS SUBJECT TO PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

GENERAL INFORMATION *for*
FOUR SEASONS SELF STORAGE

DESCRIPTION:

Four buildings are complete with two additional buildings either under construction or slated for construction.

There is also a rental home and warehouse on the property; both are leased. Although not part of the Phase One plan, there is a proposed Phase Two plan that would demolish those buildings and add buildings 7 through 12. If the new owner is interested in the Phase Two development, it would be a separate negotiation and is not included in the sales price.

Phase One includes 147 units; Phase Two would add 135 units bringing the total to 282 units.

The purchase price of \$1,100,000 will include the following:

Six Storage Buildings:

Building One:

20' x 190', includes 19, 10' x 20' units

Building Two:

20' x 200', includes 20, 10' x 20' units

Building Three:

30' x 155', includes 30, 10' x 15' units

Building Four:

30' x 155', includes 11, 10' x 20' units; 11, 10' x 10', and 8, 10' x 15'

Building Five:

30' x 145', includes 28, 10' x 15' units

Building Six:

40' x 100', includes 20, 10' x 20' units

Rental Home:

1,622 sq. ft.

Leased for \$975 per month plus utilities

Warehouse:

52' x 80', 4,160 sq. ft., cold storage
Leased for \$475 per month

RENTS: 10' x 10', \$45 per month
10' x 15', \$55 per month
10' x 20', \$65 per month

MANAGEMENT: The owner manages the property in addition to working full-time. There has been constant interest and activity; units are filling quickly.

The owner also arranges for snow removal and other maintenance.

FEATURES: There are high quality garage doors; some exterior electric outlets for owner use; LED security yard lights, and storm water management.

TAXES: Parcel HB-301
\$3,582.69 (2016)
Fair Market Value, \$174,900 (Property has not been reassessed)

LAND SIZE: About 4 acres

QUESTIONS: Call DB Commercial Real Estate, (920) 438-8811, or (920) 362-3033. Email: steve@dbcommercial.com

All data on business opportunities is provided for information purposes only. No representation is made by Broker as to the accuracy of the information. Broker encourages Buyer to thoroughly review and independently verify.

PROJECTED FINANCIAL INFORMATION

(No History is Yet Available Since it is a New Development;
Income and Expenses are Estimated and Based on Completion of Phase One)

INCOME

Rents, Buildings One to Six	\$104,100
Rents, Home and Warehouse	<u>17,400</u>
TOTAL	\$121,500
Less 6% vacancy ratio	<u>- 7,290</u>
TOTAL	\$114,210

EXPENSES

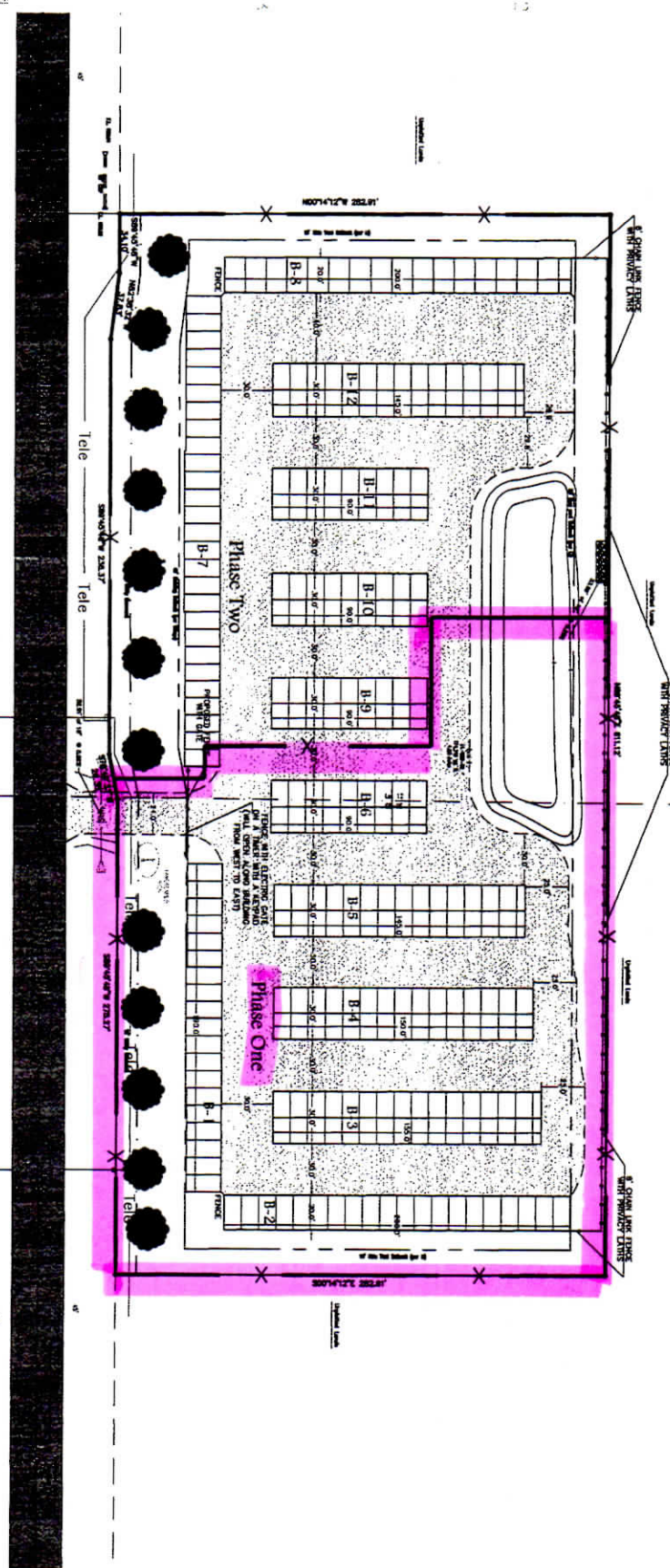
Real Estate Taxes (will depend on assessment)	\$ 18,000
Utilities	840
Maintenance	1,200
Insurance	3,200
Repairs	800
TOTAL	\$ 24,040

ADJUSTED INCOME

\$ 90,170

GENERAL NOTES:

1. All clearing, grading, paving, and restoration shall be done in accordance with the Wisconsin DOT Standard Specifications for Highway and Structure Construction, Current Edition.
2. A copy of the Erosion Control Plan shall be kept on site at all times.
3. Erosion control methods shall be implemented, as directed by the engineer, prior to and during construction, to control water pollution, erosion, and siltation. All erosion control measures shall be installed and maintained in accordance with the MOWRI Technical Standards.
4. Contractor is responsible for contacting Diggers Hotline for the location of the utilities.
5. Contractor is responsible for removal and disposal of all stumps.
6. Erosion control shall be installed on the site with the proper erosion control at a location acceptable to the owner.
7. Contractor shall dispose of all waste and excess material at an approved location.
8. Contractor shall protect all property lines. A licensed land surveyor, at the contractor's expense, shall replace any property lines removed during construction.

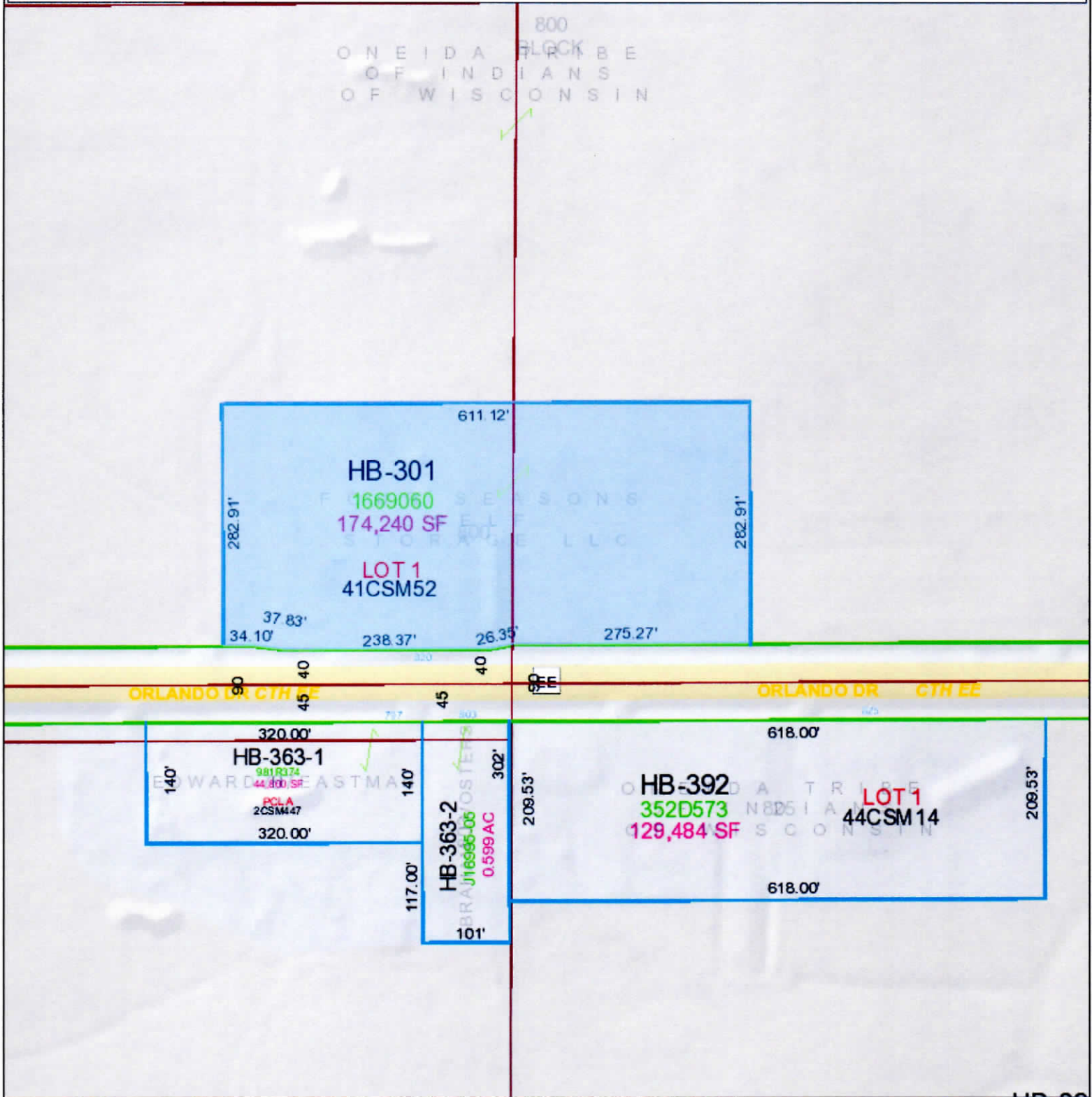


TOTAL SITE AREA: 174240 SQ. FT.
 EXISTING IMPERVIOUS: 18,800 SQ. FT.
 EXISTING % IMPERVIOUS: 10.8%
 PROPOSED IMPERVIOUS: 112,733 SQ. FT.
 PROPOSED % IMPERVIOUS: 64.7%
 PROPOSED GREEN SPACE: 35.1%
 PROPOSED FLOOR AREA RATIO: 0.26

Building pods sloped per client request via e-mail received Feb. 27, 2012.

CLIENT: AGENCY: MAUS SCALE: 1" = 30' DESIGNED: CIL PROJECT NO: M-13411	PROJECT: MAUS STORAGE UNITS	MAU & ASSOCIATES LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard - Green Bay, Wisconsin 54313 Phone: 735-434-9670 Fax: 735-434-9672		06-11-2011 SUBMITTAL
	SHEET TITLE: SITE PLAN			06-28-2011 AND LANDSCAPING & SIGN NOTE
SHEET NO: C10				06-28-2011 SITE PLAN REVISION

<Title>

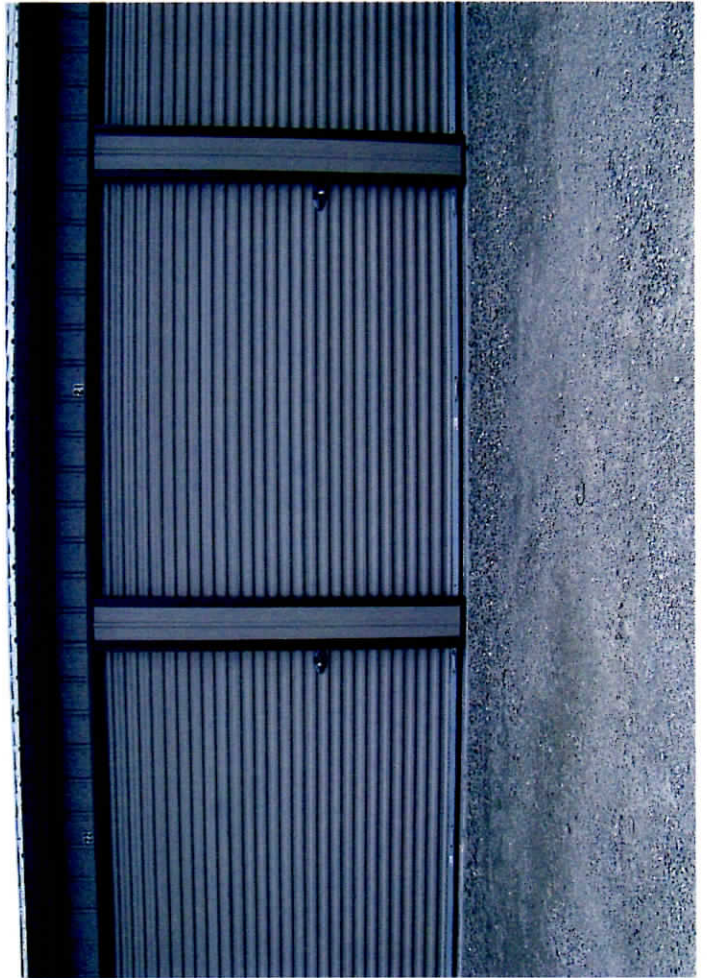


Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

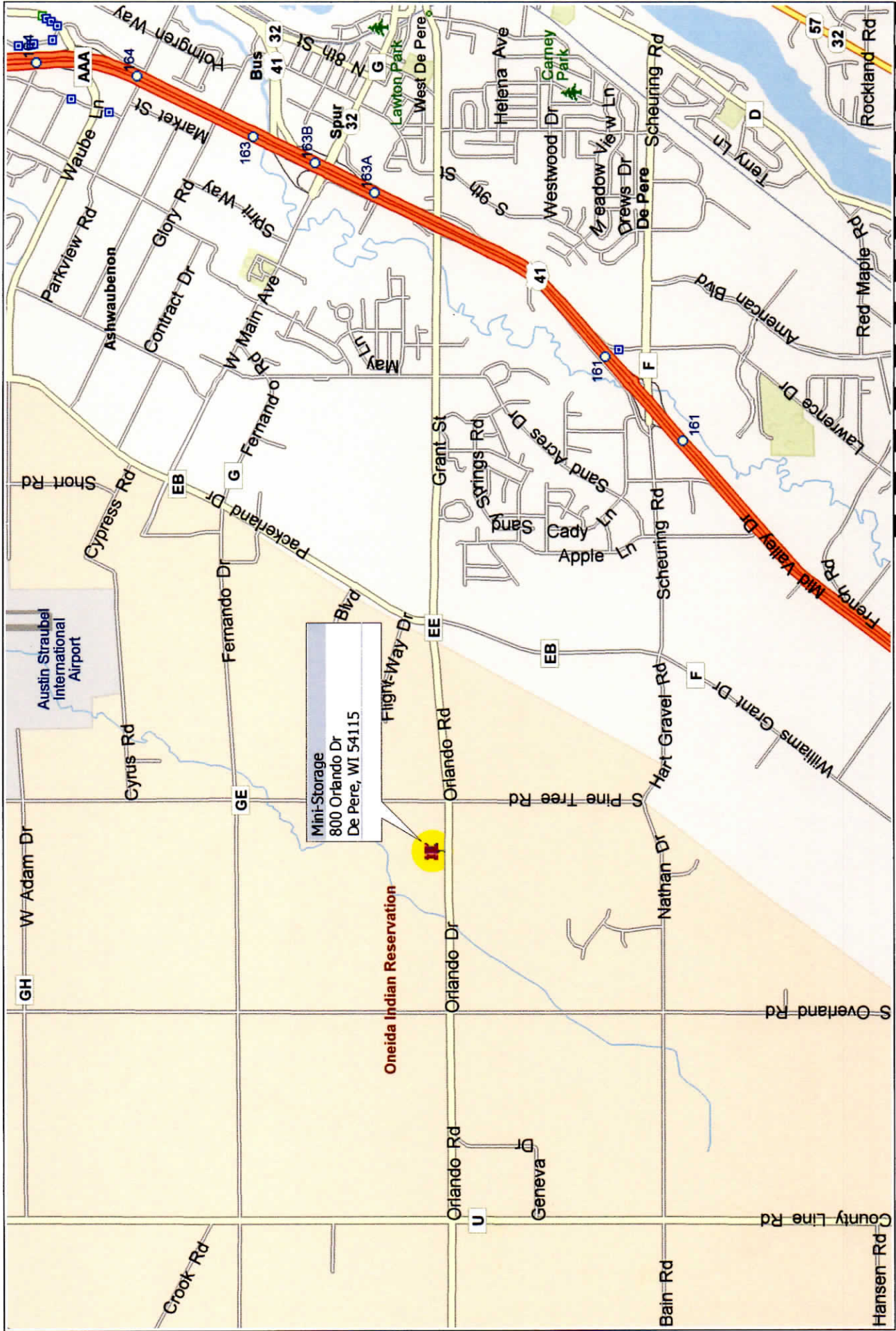
A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

12/28/2016
Scale 1:1800



De Pere, Wisconsin, United States



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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

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.

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.)*

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:** _____

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.*

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 or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad