

FOR SALE - 818 West Badger Road, Madison, WI

Property Snapshot

- Two-story office building
- Approximately 12,320 gross square feet
- Present tenant could remain until 12/31/17 or 3/31/18
- Available for new owner-occupant or investor
- 2016 NOI: \$97,733
- 37 marked parking stalls
- New roof in 2013
- Wheelchair lift and ADA-compliant restrooms in 2007
- 1/2 block off S. Park Street; central location
- Easy access to/from Downtown and the Beltline Highway
- Easy to go north, south, east or west
- Walk to Metro Bus transfer station, library & restaurants

PLEASE CONTACT

Chris Caulum — Vice President, SIOR, CCIM

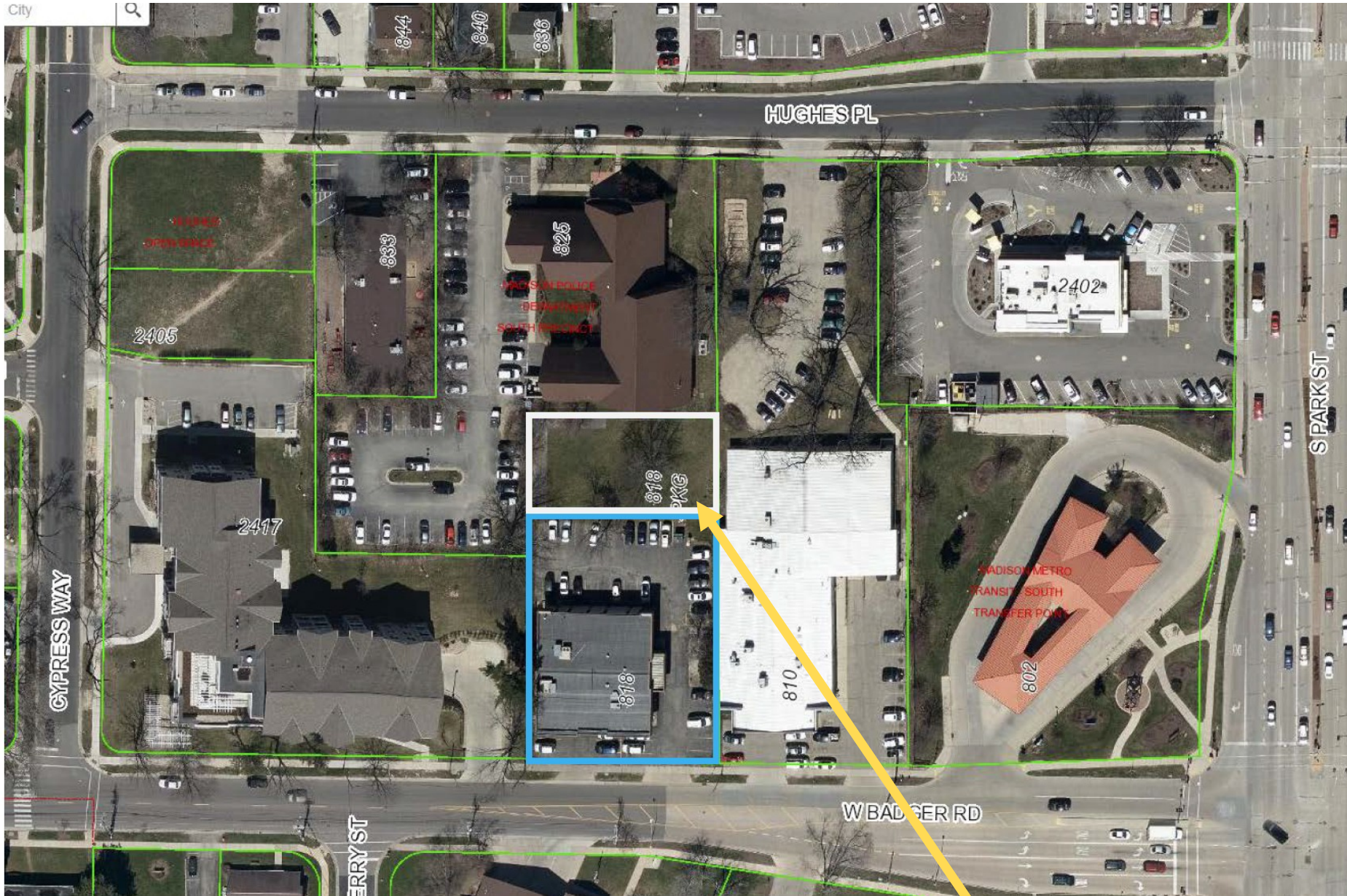
608.443.1040 Direct | ccaulum@oakbrookcorp.com

Property Profile

Sale Price:	\$840,000 including excess land parcel
Building Size:	12,320 square feet per city assessor
Lot Size:	0.54 to 0.74 acres (depending on excess land)
Zoning:	City of Madison CC-T & SR-V1
Assessed Value:	\$1,123,900 (2017, two parcels combined)

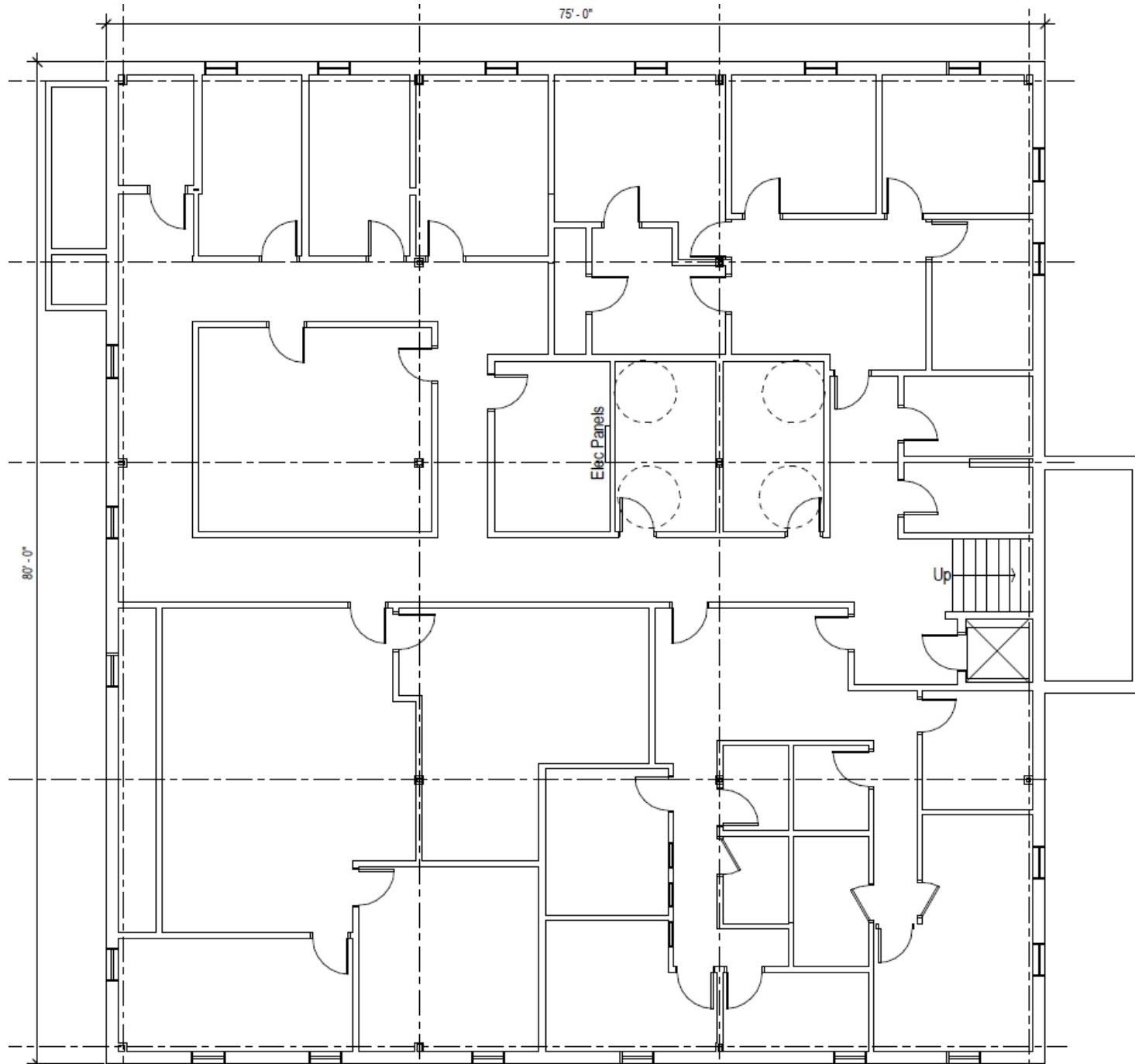


Aerial Map — Building plus an adjacent excess land parcel

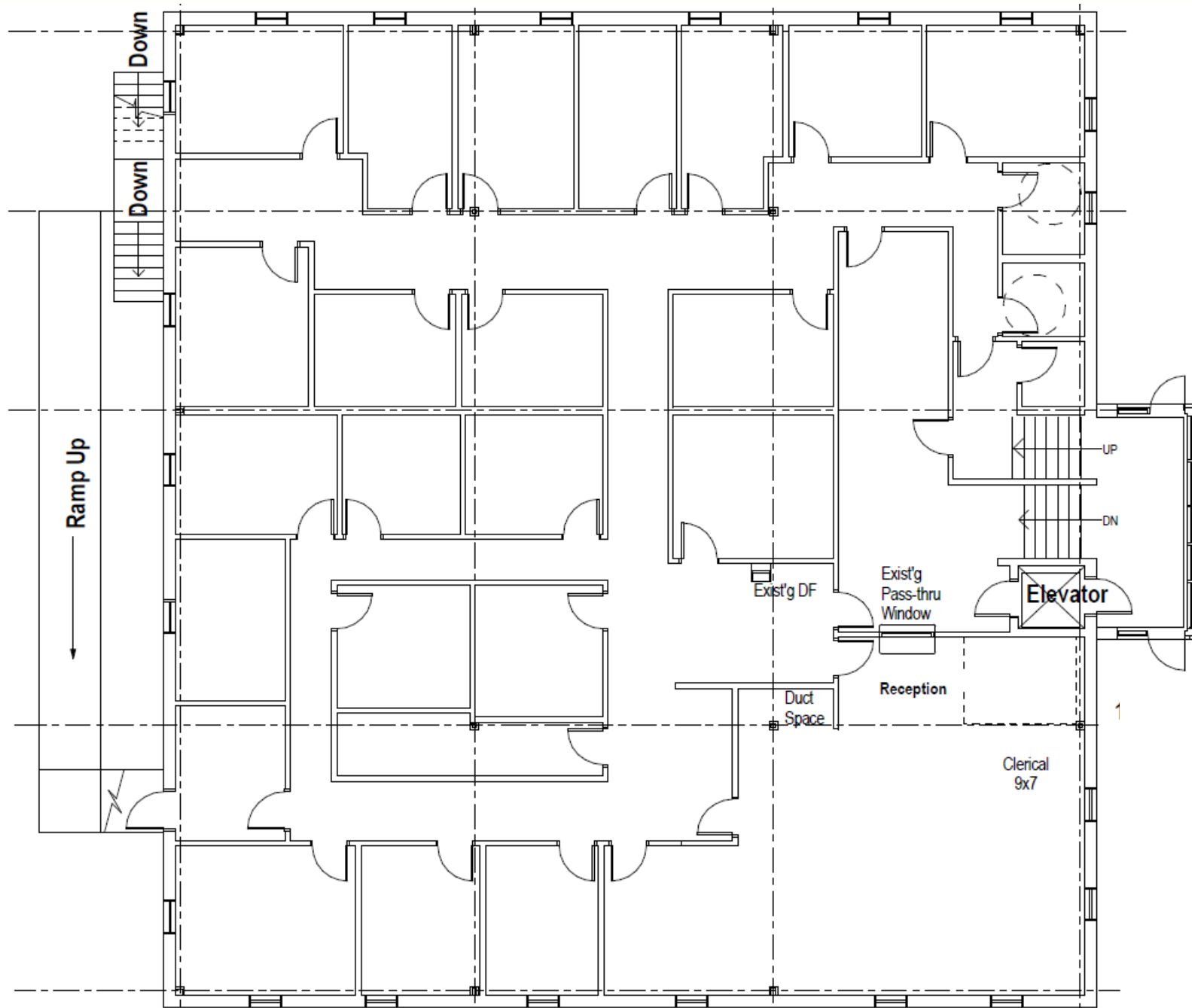


Excess Land Parcel

FLOOR PLAN—Garden Level



FLOOR PLAN—Top Level





Excess Land Parcel



Excess Land Info

- 8,787 square feet (0.20 acres)
- Zoned SR-V1
- Price: \$90,000
- Offered in 'as-is' condition
- Potential for additional parking, outdoor play area, etc.

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS**

4 You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

24 The Firm and its Agents will keep confidential any information given to the
25 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
26 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
27 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
28 Firm is no longer providing brokerage services to you.

29 The following information is required to be disclosed by law:

30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
34 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
35 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:**

36 _____
37 _____
38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____
42 **DEFINITION OF MATERIAL ADVERSE FACTS**

(Insert information you authorize to be disclosed, such as financial qualification information.)

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY**

53 You may obtain information about the sex offender registry and persons
54 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
55 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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