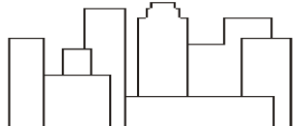


975 Parkview Road



VANDER ZANDEN
REAL ESTATE COMPANY, LLC
107 S. Madison Street
Green Bay, WI 54301
920-437-9797



FOR
SALE

SITE

Approximately 7.28 acres with 638 feet fronting Parkview Road. Large blacktop parking lot. Also rear driveway to service loading docks and overhead doors. Nicely landscaped lot. Site could accommodate an additional 40,000 to 50,000 square feet of buildings. Site is located 2 blocks from highway 41, Oneida Street exit, behind Menards.

IMPROVEMENTS

Decorative concrete block building built in 3 phases, 1996 thru 2000. Building contains a total of 40,000 square feet with 16 bays of 2,500 s.f. There are currently 5 tenants occupying 35,000 s.f. and 5,000 s.f. is vacant but has built out interior.

AMMENTIES

- 4 dock doors with levelers.
- 6 overhead doors.
- 8-10 roof top units H.V.A.C. with separate meters for gas and electricity. Some units have 3phase electrical.

COMMENTS

Zoning: Business to light industrial.

2009 Real Taxes: \$26,106.50

Parcel # VA-228-14-K-56

See attached for rent roll and Income-Expense.

ASKING \$2,200,000

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

RENT ROLL – INCOME & EXPENSE

Suite 1: Prime America – 2,500 s.f.
Lease Term: 5-1-2008 to 4-30-2011.
Option to extend for additional 3 years.
Rent: \$1,100 monthly thru October 31st, 2009.
\$1,563 monthly 11-1-09 to 4-30-2011
Tenant pays utilities.

Suites 2-3-4: WI WB-Acme TV, LLC – 7,500 s.f.
Lease Term: 1-1-2008 to 12-31-2012.
Rent: Base rent is \$5,305.33 per month 1-1-2008 to 12-31-2012. Tenant pays utilities. CPI increases.
Additional Rent: Pro rata share of increase in real estate taxes over the base year of 1997.
Early Term Charges: Tenant to pay 6 month penalty if they elect to cancel lease early. See lease on file.

Suites 5-11: Bay Verte Machine, Inc. – 17,500 s.f.
Lease Term: 1-1-2008 to 12-31-2012.
Rent: Base rent \$5,898.75 per month.
Additional Rent: Pro rata share of increase in real estate taxes over the base year of 1997. CPI increase in rent.

Suites 12-14: Walcro Wholesale Flooring – 7,500 s.f.
Lease Term: 4-1-2009 to 3-31-2010. One year option to renew rent to be negotiated.
Rent: \$2,583.33 per month. Tenant pays utilities.

Suites 15-16 are vacant:
Estimated rent \$25,000/year.

GROSS ANNUAL INCOME:

	Base Rent	\$184,205
	Real Estate Tax Reimbursement	<u>\$ 16,859</u>
	(Bay Verte \$11,801 and Acme TV \$5,058)	\$201,064

Expenses:	Real Estate Taxes	\$26,975
	Insurance	\$ 2,388
	Snow & Lawn	\$ 6,300
	Repairs	<u>\$ 250</u>

TOTAL EXPENSE \$35,913

Net Operating Income: \$165,151 7 ½ % return.

If 100% occupied \$190,151 8.6 % return.

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