



**8917 – 8923 West Brown Deer Road
Milwaukee, WI 53224**

Asking Price: \$997,500

Lease Rate: \$8.00/SF NNN

Investment Property For Sale
Family Dollar Retail Center

Listing and Property Highlights:

Building Size:	16,582 SF
Available:	6,797 SF (Approx.)
Min. Divisible:	1,200 SF
Lot Size:	0.94 Acres
Year Built:	1972 + Renovations
Construction:	Concrete block and glass storefronts
Roof:	Ballasted- Stone/Rubber membrane
Structure:	Steel frame and concrete
HVAC:	Gas fired, HVAC
Lighting:	Exterior, pole-mounted lighting
Parking:	(42) Forty-two asphalt paved spaces
Major Tenants:	Family Dollar, Community Financial
Zoning:	RB-2
Property Assessment:	\$945,000
Tax Key:	04200010000
Property Taxes:	
2015 Total CAM:	\$3.50/SF (estimated)
Traffic Counts:	29,700 cars per day per WI DOT

Investment Highlights:

Proforma Cap Rate * = 7.8%

Proforma ROI* = 11.2%

Assumptions: Stabilized with 80% occupancy, 25% down, 25 year amortization, 4.5% interest

Matt Friedman

Brian Parrish, MBA

Work 262.717.5151

Fax 262.643.4220

11801 W. Silver Spring Dr.

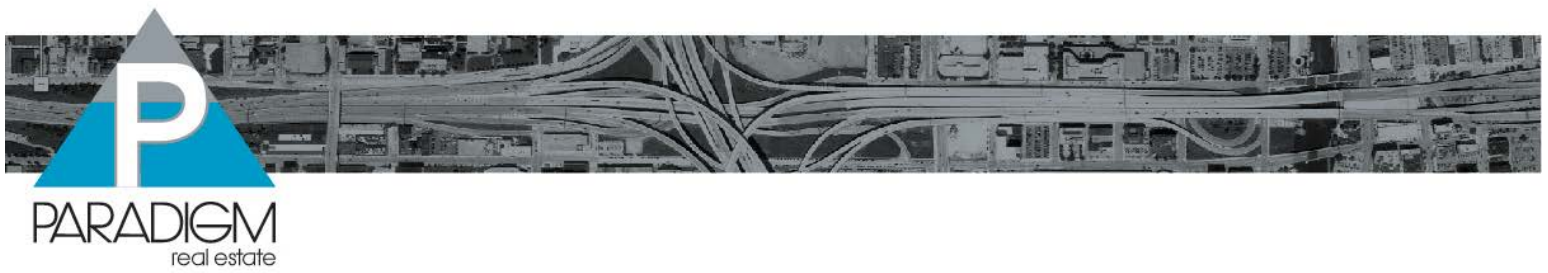
Suite 201

Milwaukee, WI 53225

Notes:

- Strong traffic counts with excellent visibility
- Close proximity to Interstate 45 and Waukesha County
- Tremendous upside for an investor or great opportunity for owner-user
- Long term tenants, long term leases

All information in this marketing package was obtained by 3rd Parties and subject to verification.
Broker makes no warranties or representations about the enclosed information.

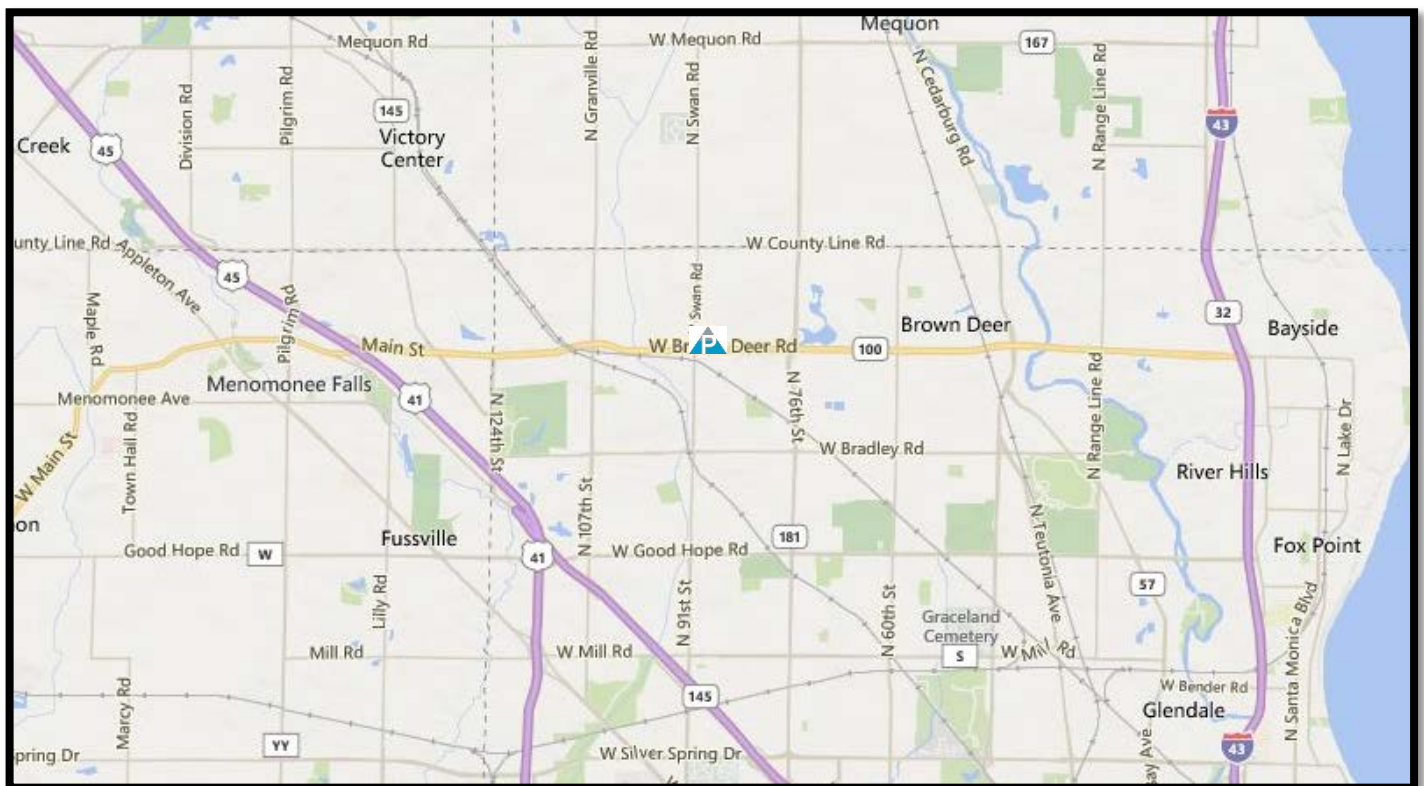
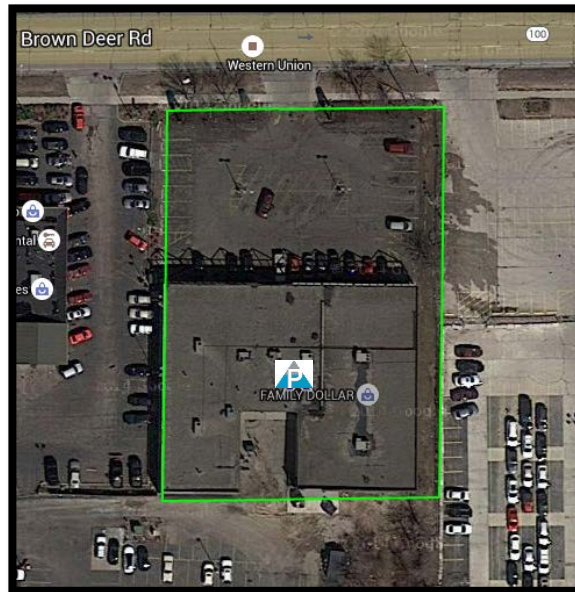


Demographics

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	10,023	47,122	152,700	10,051	45,986	151,925
Total Census 2010 Population	9,968	49,623	151,961	9,968	49,623	151,961
Population Change %	.2%	-5.7%	-.2%	.1%	-8.8%	-1.4%
Population Density (People/SQ Mile)	6,667	3,315	4,766	6,915	3,239	4,739
Median Age	38	43	41	38	44	42
Total Males	4,490	22,308	72,369	4,608	21,956	72,564
Total Females	5,533	24,814	80,331	5,443	24,030	79,361

Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	3,930	18,372	57,910	3,844	17,781	57,161
Total Census 2010 Households	4,149	19,649	58,519	4,149	19,649	58,519
Average Household Size	2.6	2.6	2.7	.1	.1	N/A
Total Housing Units	5,140	21,520	64,924	5,372	22,052	67,107
Owner	1,650	11,468	37,605	1,728	11,725	39,042
Renter	2,928	8,689	24,283	3,057	8,923	24,932
Vacant Housing Units	562	1,365	3,036	587	1,406	3,135

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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:

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 or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad