

Offering Memorandum

FOR SALE | 2394 Costco Way | Bellevue, WI 54311
| Buffalo Wild Wings | Sprint | ATI Therapy



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NYLA GROUP, LLC
COMMERCIAL REAL ESTATE SERVICES

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COMMERCIAL REAL ESTATE SERVICES

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Nyla Group LLC
Effective July 1, 2016

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** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
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** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

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

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

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 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 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

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** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <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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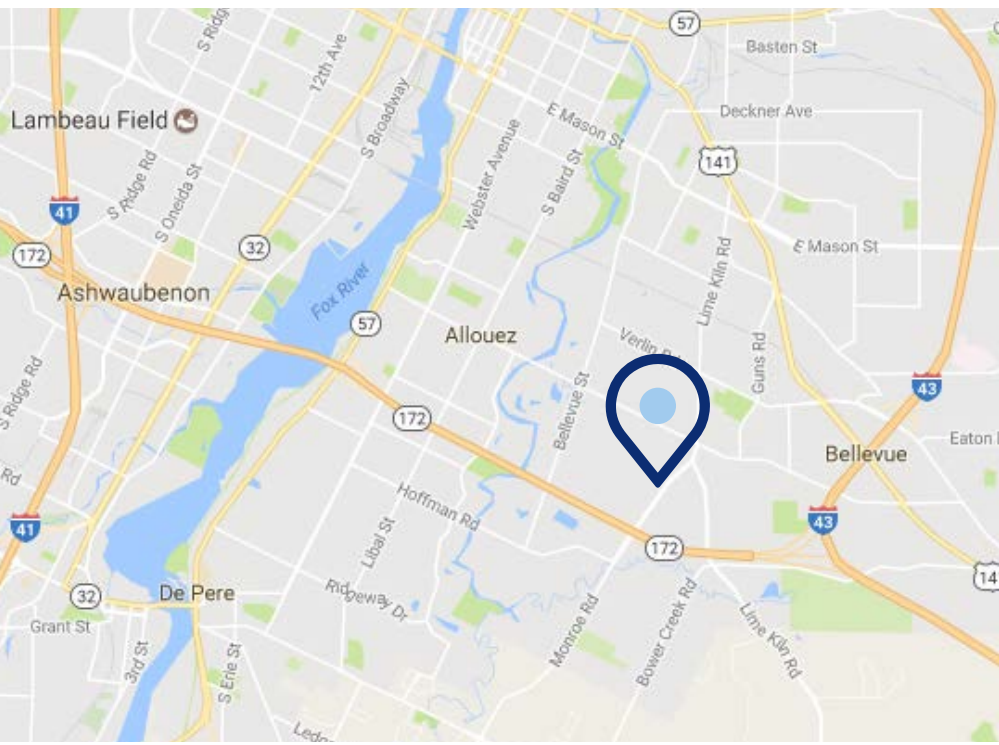
disclosure to non

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INVESTMENT OVERVIEW



■ Sale Price	\$3,700,000
■ Cap Rate	6.65%
■ Net Income	\$246,400
■ Total Building Square Footage	8,800 SF
■ Price Per Square Foot	\$420 PSF
■ Total Lot Size	.94 Acres, 84,506 SF
■ Built in 2016-2017	

PROPERTY HIGHLIGHTS



NYLA GROUP, LLC
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SPRINT

Sprint is Owned and Operated by Universal Wireless Inc. a Michigan Corporation. The company had grown to over 40 locations in Michigan, Wisconsin, Ohio, and Pennsylvania by 2016.

ATI THERAPY

6,000 Employees, resources of a large company with a small practice feel. Founded in 1996, ATI began with one clinic in Willliowbrook, Illinois and has grown its progressing, innovative approach to reach hundreds of clinics across the United States. They have sustained a remarkable growth rate, in part, due to our expert team, innovative culture, remarkable outcomes, and unique approach to patient care.

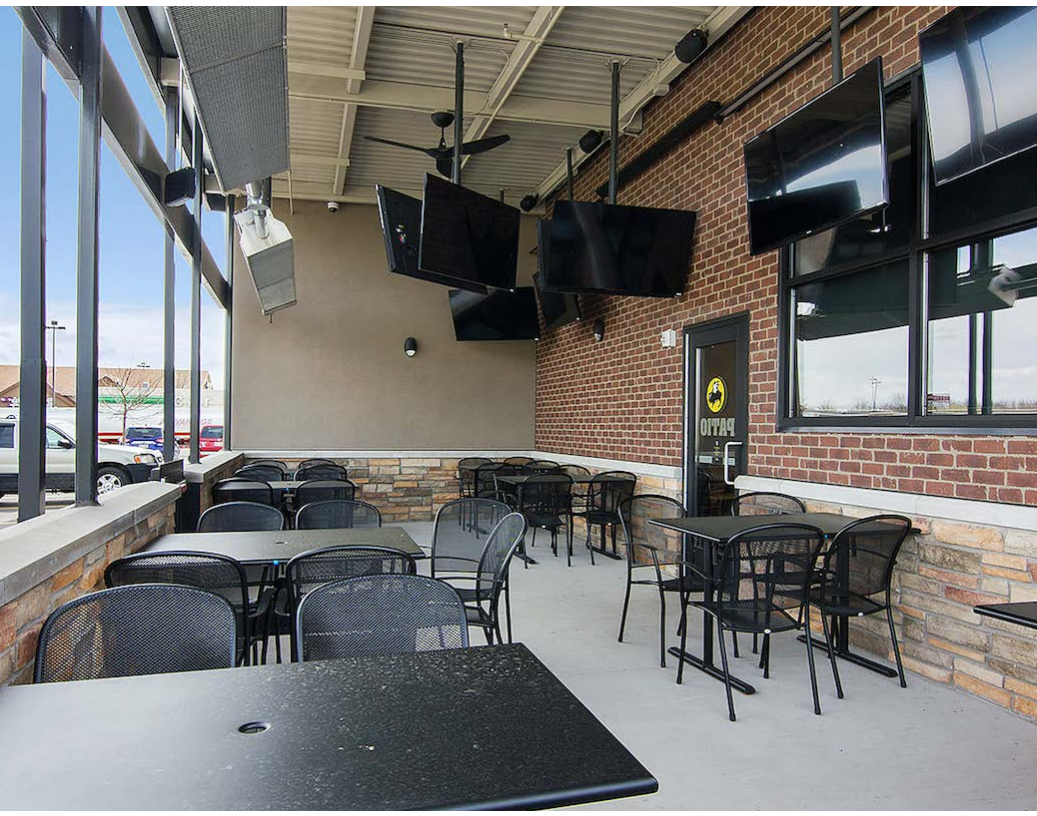
They are the largest physical therapy company under one brand name in the U.S. but also pride themselves on their small practice, family like atmosphere.

BUFFALO WILD WINGS

1,175 locations, headquartered in Minneapolis MN, Buffalo Wild Wings is an American casual dining restaurant and sports bar franchise in the United States, Canada, Mexico, the Philippines, and the United Arab Emirates which specializes in chicken wings and sauces.



PROPERTY PHOTOS



PROPERTY AERIAL

Monroe Road

Costco Way

Costco
WHOLESALE

TACO
BELL

bp



Sola
SALON STUDIOS

RETAIL MAP



Lime Kiln Road

Landmark Blvd

172

Monroe Road



An aerial night photograph of Bellevue, Wisconsin. The image shows a dense urban area with numerous buildings, many of which are brightly lit from within. A prominent bridge with a red tower and white railing spans a body of water in the foreground. The city is surrounded by trees and other structures, with lights reflecting on the water's surface.

LOCATION OVERVIEW | BELLEVUE, WI

Bellevue is a village in Brown County, Wisconsin, United States. It was a town until incorporating as a village on February 14, 2003. Bellevue is part of the Green Bay Metropolitan Statistical Area.

Green Bay is a city in and the county seat of Brown County in the U.S. state of Wisconsin, at the head of Green Bay, a sub-basin of Lake Michigan, at the mouth of the Fox River. It is 112 miles north of Milwaukee. Green Bay is the third-largest city in the state of Wisconsin, after Milwaukee and Madison, and the third-largest city on Lake Michigan's west shore, after Chicago and Milwaukee. Green Bay is home to the National Football League team Green Bay Packers.

Green Bay is an industrial city with several meatpacking plants, paper mills, and a port on Green Bay, an arm of Lake Michigan known locally as "the Bay of Green Bay". Green Bay hosts the Neville Public Museum, with exhibitions of art, history, and science; the Children's Museum; and the University of Wisconsin–Green Bay.



2016 Summary	1 Mile	3 Miles	5 Miles
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2021 Summary	1 Mile	3 Miles	5 Miles
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Office Locations:

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