



For Sale
7,000 sqft
G2- Commercial Space

Offering Memorandum

497 S Lake St, Montello, Wi, Marquette Co 53949

For Sale: \$900,000



Disclosure to Non-Residential Customers

Wisconsin Realtors®
Association
4801 Forest Run Road,
Madison, WI 53704

Cotter Realty LLC
Effective July 1, 2016

No representation is
made as to the legal
validity of any provision
or the adequacy of any
provision in specific
transaction.

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Cotter Realty LLC
72 W Montello St.
Montello, WI 53949

LA: Blake Vrechek
(920) 896 2748

Broker: Nicole Cotter
(920) 279 1772

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.

Non-Endorsement & Disclosure Notice

Listing Agent (LA) is the seller's agent. Prior to negotiating on your behalf, the brokerage firm, or an agent associated with the firm, subagent, or buyer's agent must provide you the following disclosure: Disclosure to Non-residential Customers. The alternative: WB-38 Commercial Buyer Agency/ Tenant Representation Agreement. An agent can answer your questions on brokerage services, but if you need legal advice, tax, advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

Non-Endorsement & Disclaimer Notice:

Cotter Realty LLC is not affiliated with, sponsored by or endorsed by any commercial tenant or lessee identified in this marketing package. The information contained in the following marketing brochure is intended to be received by the party receiving it from Cotter Realty LLC and should not be altered, reproduced. Brochure references are subject to errors, omissions, prior sale/ rent, approximate square footage, rounding errors, change in status, withdrawal without notice. Inspector access to the property does not give buyer access. If a buyer is present, an agent must also be present. Any rent or income information contained in this offering memorandum with the exception of historic rent collections, represent good faith projections and estimates for future rent, no representation as to whether such rent is obtainable. Buyers to conduct their own investigation.

Representation of Condition: Due Diligence:

Cotter Realty LLC has not verified, and will not verify any of the information contained herein, nor conducted any investigation regarding these matters and makes no warranty /representation whatsoever regarding the accuracy or completeness of the information provided. The information contained in this marketing brochure has been obtained from sources deemed reliable, however **Buyer to verify information if material to sale**. All potential buyers are encouraged to take advantage of their opportunity to conduct thorough due diligence and seek expert advice, governing body ordinances/ zoning, or specialized testing/inspection. **This is not an appraisal.**

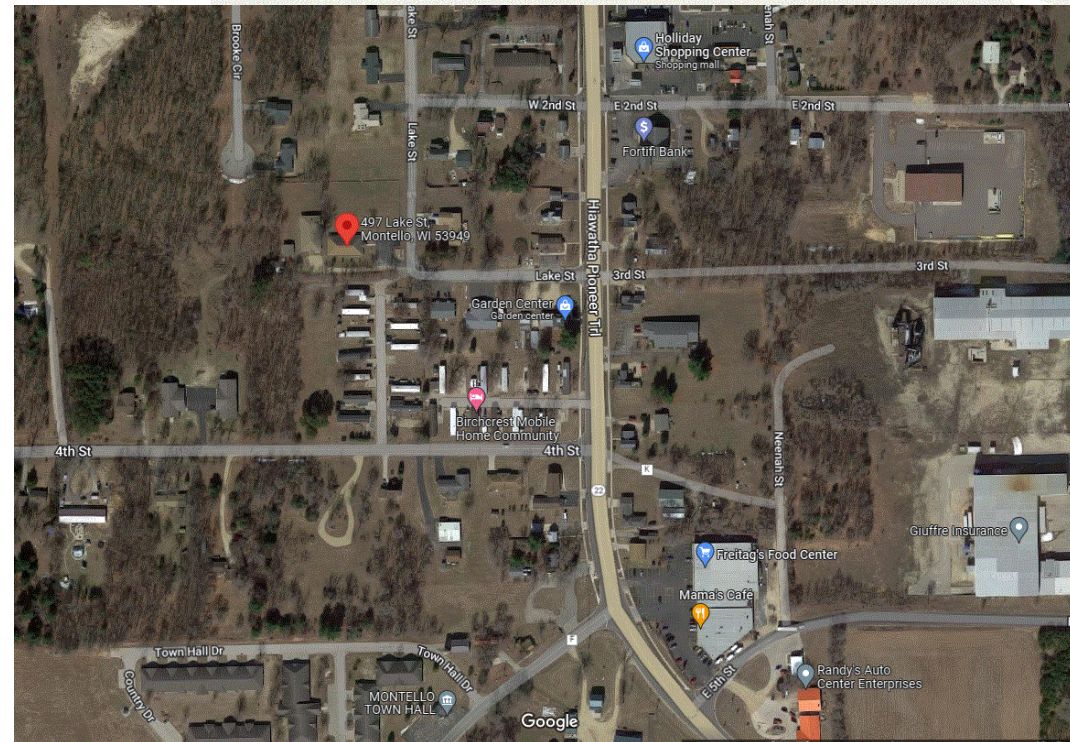
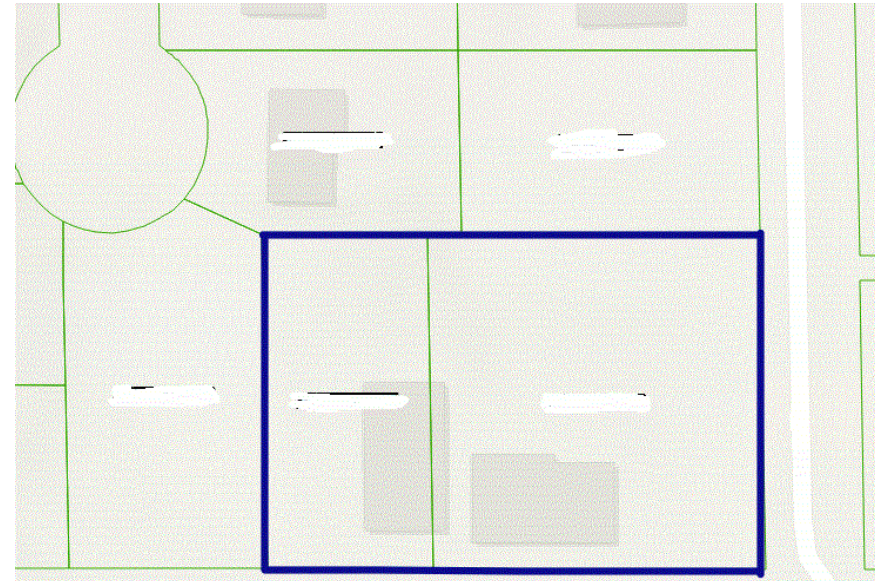
The following will be disclosed as required by law:

Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) & Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

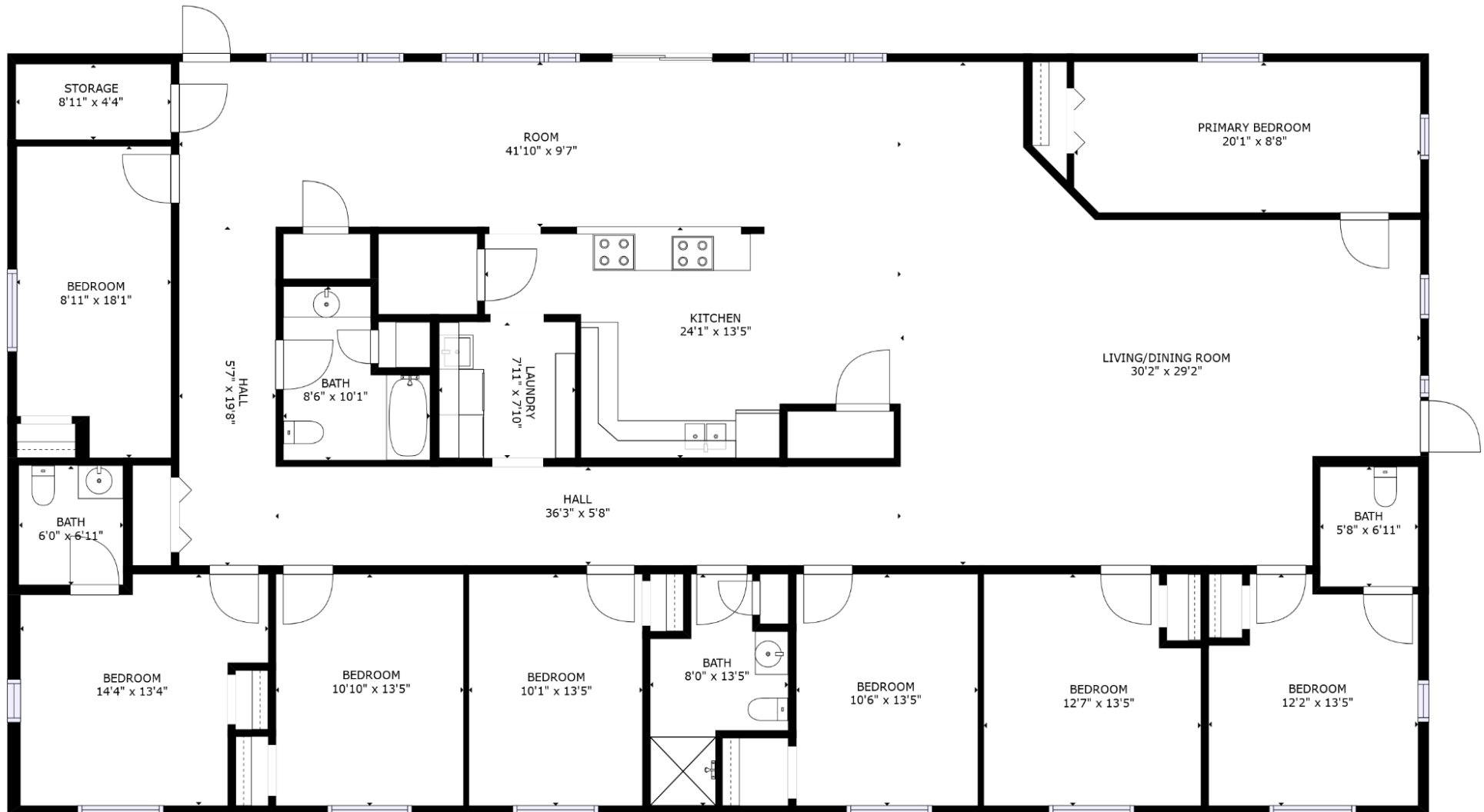
Cotter Realty, LLC
Montello, Wis
montellohomes.com

497 S Lake St. 16 BED CBRF Facility // PROPERTY DESCRIPTION

Due to the nature of the current business,
The property owner has chosen to not publicly
Advertise the address out of consideration of
The families and staff. Cotter Realty llc
Is pleased to present this 16bed capacity CBRF
Facility. The Real estate, along with the current
Business is offered for sale. Recent updates include:
Fire suppression and Composition roofing. There are two
Very similar, 8 bed buildings, and a 2 car
Garage is onsite for storage. There are two tax lots
Associated with this sale. There is an asphalt paved
parking area. Upkeep and landscape maintenance,
pride of ownership is evident. 50% occupancy currently.
Strong demand in the area historically.



497 S Lake St. 16 BED CBRF Facility // Floor Plan



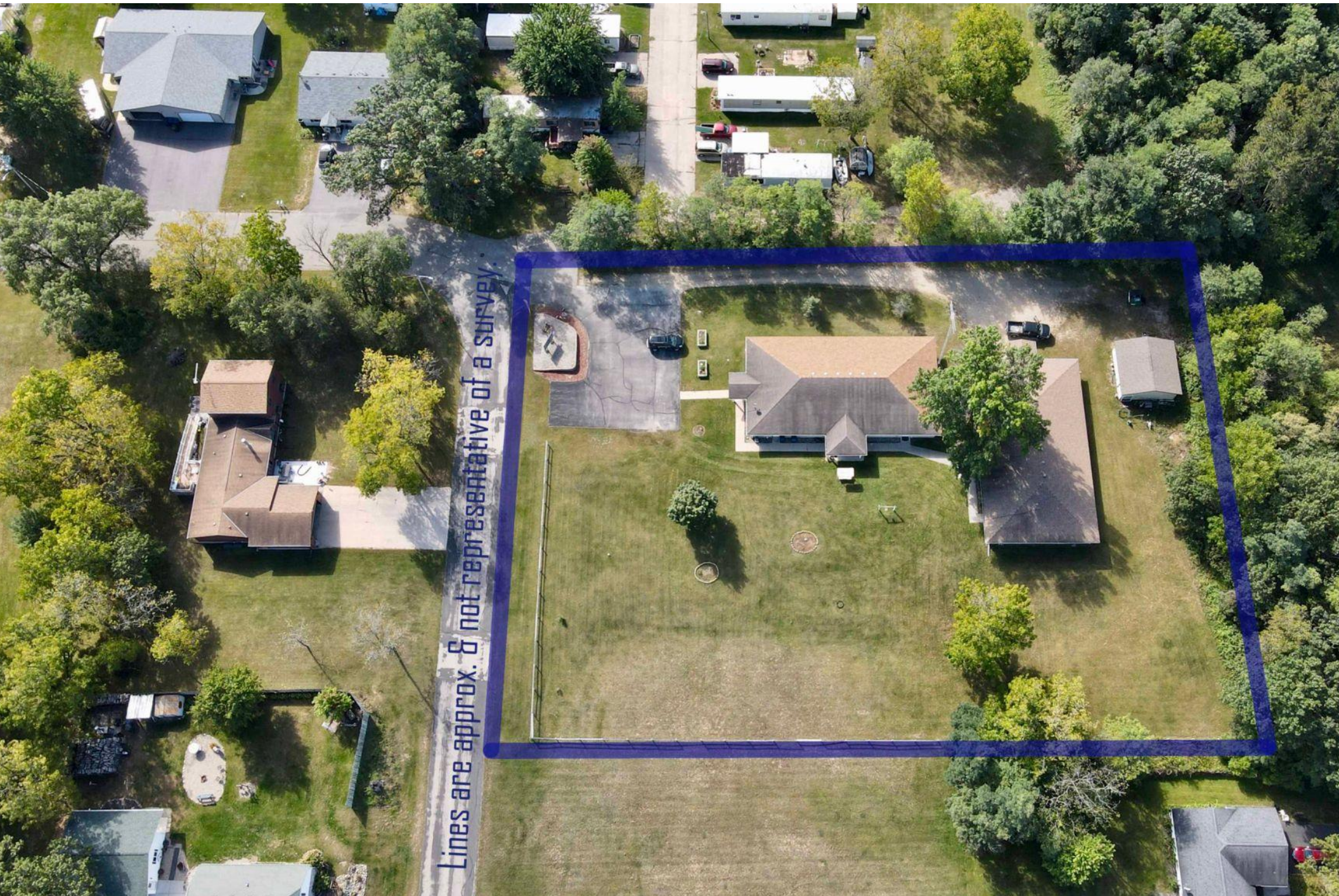
GROSS INTERNAL AREA
FLOOR 1: 3501 sq. ft
TOTAL: 3501 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



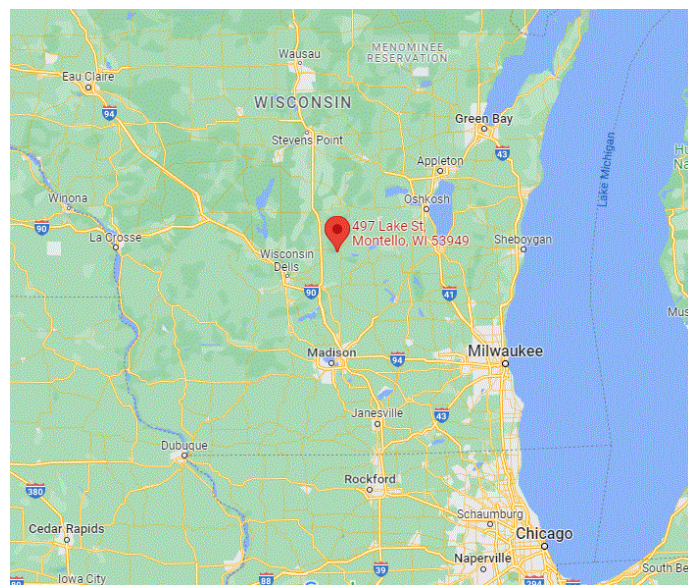
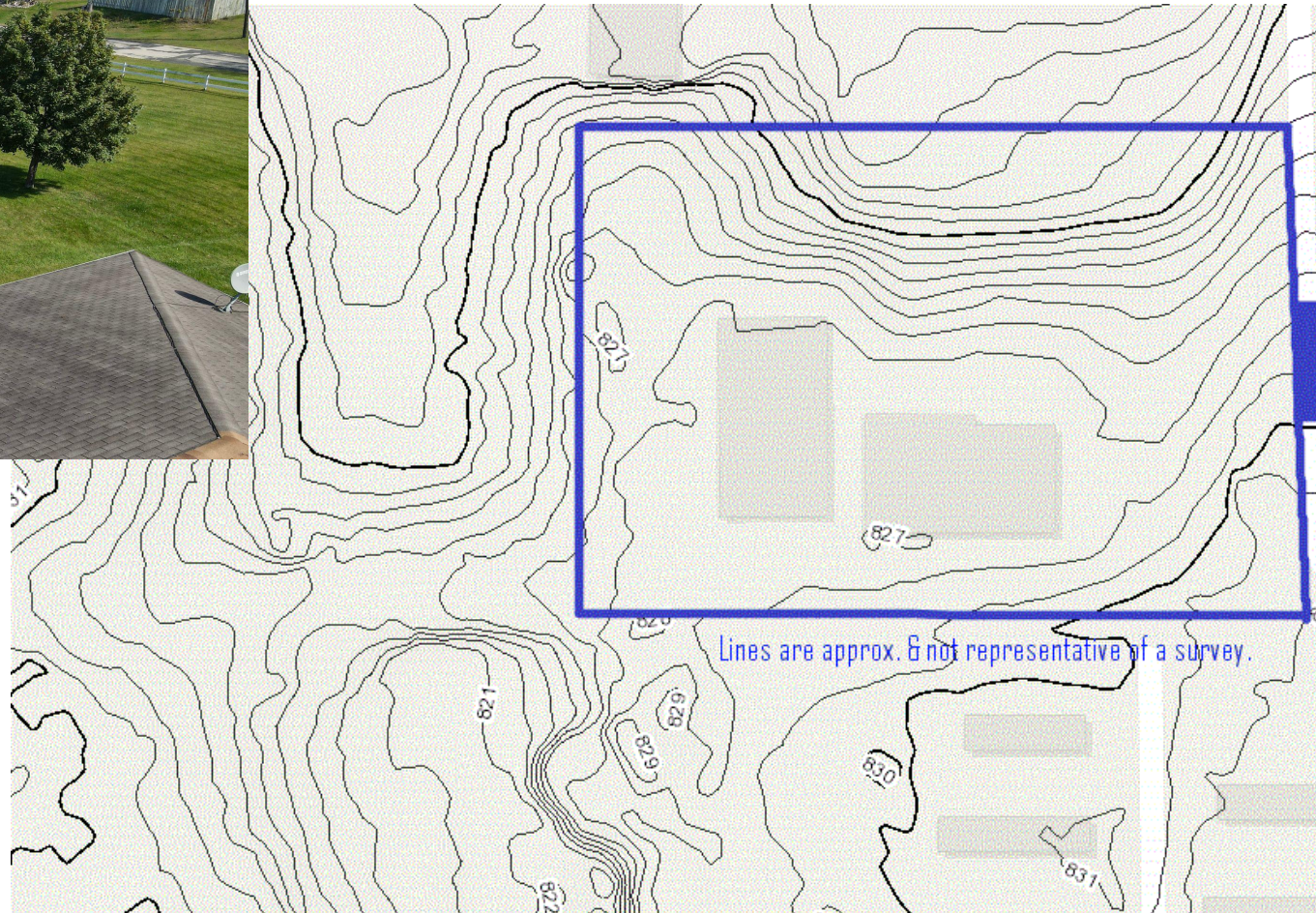
497 S Lake St. 16 BED CBRF Facility // Map



497 S Lake St. 16 BED CBRF Facility // Contour Map

There is a large area on the north side of the lot which could potentially be developed to increase capacity.

1hr from Madison, 40 min from WI Dells, 1hr to Stevens Point, 1hr to Oshkosh, 1hr 10 min to FDL

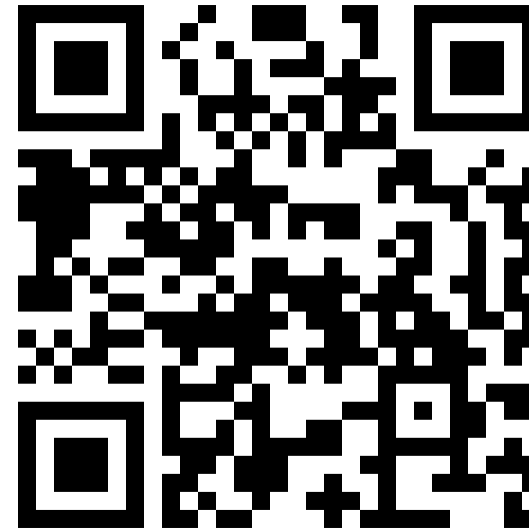


497 S Lake St. 16 BED CBRF Facility // Pricing Detail, Tax, 3D Tour

Pricing Detail:

Price	\$900,000
Downpayment (20%)	\$180,000
Price per unit	\$56,250 / unit/bed
Price / sq ft	\$128.57 / sqft
Sqft total	7,000± sqft
Lot size	1.38± ac
Build year	1990±

3D Tour QR code



Assessment:

2021	Land	Improvement	Total	Net Tax
251000670000	\$41,000	\$220,600	\$261,600	\$6223.94
251000670005	\$24,200	\$209,000	\$233,200	\$5542.88
Total	\$65,200	\$429,600	\$494,800	\$11,766.82

Asset seller can refer the next owner to their financial institution.

24hr needed to arrange the showing. Please have buyer financial qualification/ POF/ LOI readily available prior to showing.

Listing Agent:

Blake Vrechek

Wi Real Estate License Number: 92979-94

(920) 896 2748

blake@montellohomes.com

blakevrechek.com/info | montellohomes.com

