State of Wisconsin Occupied Investment Opportunity
24 Locations Throughout Wisconsin

Excellent Real Estate Investment Opportunity

Leases Vary in Maturity Dates, Written For 5-Year Term with Options - Gross Leases

Property Management Available if Desired

Various State of Wisconsin Agencies as Tenants with a Few Non-State Affiliated Tenants

Leases do have escalator clauses.

Accommodates 1031 Exchange Investors

Portfolio average term to maturity including options is 26 months. Does not include 10 leases currently at renewal stage. Maturity including options based on historical data.

For more information:
John Evans
715.574.2801 • JohnE@naipfefferle.com

PRICE $29,751,900
BUILDING SIZE 2,000 to 27,000 SF
YEARS BUILT 1994 to 2007
LEASE TERMS 5 Years
INTRODUCTION
NAI Pfefferle is pleased to offer for sale approximately 229,383 square feet of office sites broken down between 24 different properties throughout the State of Wisconsin.

TENANCY
The majority of the property is leased to State of Wisconsin Agencies on five (5) year leases (with options), with a few non-state affiliated tenants in some of the properties.

Actual tenants, site plans, leases, tax statements and 2 years of property financial information is available for viewing upon a confidential and non-solicitation agreement being signed by the prospective acquirer.

PROPERTIES
As outlined above, the properties vary in size from 2000 SF to 27,000 SF and are located in different communities throughout Wisconsin. Some of the sites contain additional land where expansion or building an addition facility is a possibility.

The properties have been well-maintained with a routine maintenance schedule in place. The ages of the properties by year built range from 1994 to 2007.

LEASES
Leases have different maturity dates, however, generally they are written as five (5) year terms. All are gross leases. Past experience has been that all the State leases have been renewed.

PROPERTY MANAGEMENT SERVICES
Available through Pfefferle Management.

DUE DILIGENCE
All due diligence material is made available by requesting hard copies through email, phone, or written request.

SITES
See attached photos

INQUIRIES
All inquiries should be directed to John Evans, Senior Commercial Real Estate Advisor. johne@naipfefferle.com or 715-574-2801

DISCLAIMER
The information contained herein was obtained from sources believed reliable, however, NAI Pfefferle makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice.
Property Locations Throughout Wisconsin
For Sale
State of WI Occupied
Investment Opportunity

### Adams

| ADDRESS       | 111 E. North Street 111 E. North Street
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>COUNTY</td>
<td>Adams</td>
</tr>
<tr>
<td>BUILDING SIZE</td>
<td>2,200 SF</td>
</tr>
<tr>
<td>YEARS BUILT</td>
<td>1995</td>
</tr>
<tr>
<td>LOT SIZE</td>
<td>3.72 Acres</td>
</tr>
<tr>
<td>TENANT</td>
<td>WI Dept. of Corrections</td>
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</tbody>
</table>

### Antigo

| ADDRESS       | 2124 Clermont Street 2124 Clermont Street
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>COUNTY</td>
<td>Langlade</td>
</tr>
<tr>
<td>BUILDING SIZE</td>
<td>5,500 SF</td>
</tr>
<tr>
<td>YEARS BUILT</td>
<td>2006 / 2013</td>
</tr>
<tr>
<td>LOT SIZE</td>
<td>1.3 Acres</td>
</tr>
<tr>
<td>TENANTS</td>
<td>WI Dept. of Transportation WI Dept. of Corrections</td>
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### Baldwin

| ADDRESS       | 890 Spruce Street 890 Spruce Street
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>COUNTY</td>
<td>St. Croix</td>
</tr>
<tr>
<td>BUILDING SIZE</td>
<td>17,000 SF</td>
</tr>
<tr>
<td>YEARS BUILT</td>
<td>2001 / 2003</td>
</tr>
<tr>
<td>LOT SIZE</td>
<td>2.44 Acres</td>
</tr>
<tr>
<td>TENANTS</td>
<td>WI Dept. of Natural Resources WI Dept. of Ag., Travel &amp; Consumer</td>
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</table>
**Balsam Lake**

<table>
<thead>
<tr>
<th>PRICE</th>
<th>$1,050,000</th>
</tr>
</thead>
</table>
| ADDRESS    | 941 Mallard Lane  
Balsam Lake, WI 54810 |
| COUNTY     | Polk       |
| BUILDING SIZE | 8,000 SF |
| YEARS BUILT | 1994      |
| LOT SIZE   | 2.96 Acres |
| TENANTS    | USDA Farm Service Agency  
WI Dept. of Corrections |

**Baraboo**

<table>
<thead>
<tr>
<th>PRICE</th>
<th>$975,000</th>
</tr>
</thead>
</table>
| ADDRESS    | 1000 Log Lodge Court  
Baraboo, WI 53913 |
| COUNTY     | Sauk     |
| BUILDING SIZE | 13,000 SF |
| YEARS BUILT | 1993 / 2015 |
| LOT SIZE   | 4.11 Acres |
| TENANTS    | WI Dept. of Transportation  
WI Dept. of Corrections |

**Beaver Dam**

<table>
<thead>
<tr>
<th>PRICE</th>
<th>$1,355,000</th>
</tr>
</thead>
</table>
| ADDRESS    | 220 Seippel Boulevard  
Beaver Dam, WI 53916 |
| COUNTY     | Dodge     |
| BUILDING SIZE | 9,300 SF |
| YEARS BUILT | 1999 / 2014 |
| LOT SIZE   | 0.816 Acres |
| TENANT     | WI Dept. of Corrections |
For Sale
State of WI Occupied
Investment Opportunity

**Eagle River**

<table>
<thead>
<tr>
<th><strong>PRICE</strong></th>
<th>$404,000</th>
</tr>
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<tbody>
<tr>
<td><strong>ADDRESS</strong></td>
<td>420 Commerce Loop</td>
</tr>
<tr>
<td></td>
<td>Eagle River, WI 54521</td>
</tr>
<tr>
<td><strong>COUNTY</strong></td>
<td>Vilas</td>
</tr>
<tr>
<td><strong>BUILDING SIZE</strong></td>
<td>3,500 SF</td>
</tr>
<tr>
<td><strong>YEARS BUILT</strong></td>
<td>2005</td>
</tr>
<tr>
<td><strong>LOT SIZE</strong></td>
<td>1.4 Acres</td>
</tr>
<tr>
<td><strong>TENANT</strong></td>
<td>WI Dept. of Corrections</td>
</tr>
</tbody>
</table>

**Hudson**

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<tr>
<th><strong>PRICE</strong></th>
<th>$1,909,000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADDRESS</strong></td>
<td>2100 O’Neil Road</td>
</tr>
<tr>
<td></td>
<td>Hudson, WI 54016</td>
</tr>
<tr>
<td><strong>COUNTY</strong></td>
<td>St. Croix</td>
</tr>
<tr>
<td><strong>BUILDING SIZE</strong></td>
<td>14,000 SF</td>
</tr>
<tr>
<td><strong>YEARS BUILT</strong></td>
<td>2003 / 2011</td>
</tr>
<tr>
<td><strong>LOT SIZE</strong></td>
<td>1.9 Acres</td>
</tr>
<tr>
<td><strong>TENANTS</strong></td>
<td>WI Dept. of Corrections, WI Dept of Transportation, Office of Public Defender</td>
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</tbody>
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**Janesville - DOC**

<table>
<thead>
<tr>
<th><strong>PRICE</strong></th>
<th>$1,067,000</th>
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<tbody>
<tr>
<td><strong>ADDRESS</strong></td>
<td>2837 Liberty Lane</td>
</tr>
<tr>
<td></td>
<td>Janesville, WI 53545</td>
</tr>
<tr>
<td><strong>COUNTY</strong></td>
<td>Rock</td>
</tr>
<tr>
<td><strong>BUILDING SIZE</strong></td>
<td>9,683 SF</td>
</tr>
<tr>
<td><strong>YEARS BUILT</strong></td>
<td>1997</td>
</tr>
<tr>
<td><strong>LOT SIZE</strong></td>
<td>1.29 Acres</td>
</tr>
<tr>
<td><strong>TENANT</strong></td>
<td>WI Dept. of Corrections</td>
</tr>
</tbody>
</table>
For Sale
State of WI Occupied
Investment Opportunity

**Jefferson**

**PRICE** $861,000
**ADDRESS** 163 W. Rockwell Street
Jefferson, WI 53549
**COUNTY** Jefferson
**BUILDING SIZE** 5,500 SF
**YEARS BUILT** 1994
**LOT SIZE** 0.56 Acres
**TENANTS** WI Public Defenders
WI Dept. of Corrections

**Peshtigo**

**PRICE** $2,840,000
**ADDRESS** 101 N. Ogden Road
Peshtigo, WI 54157
**COUNTY** Marinette
**BUILDING SIZE** 27,000 SF
**YEARS BUILT** 1997 / 1999
**LOT SIZE** 10.44 Acres
**TENANTS** WI Dept. of Natural Resources
Office of Public Defender
WI Dept. of Transportation

**Platteville**

**PRICE** $292,400
**ADDRESS** 31 Means Drive
Platteville, WI 53818
**COUNTY** Grant
**BUILDING SIZE** 2,000 SF
**YEARS BUILT** 1996
**LOT SIZE** 1.369 Acres
**TENANT** WI Dept. of Transportation
<table>
<thead>
<tr>
<th>Location</th>
<th>Price</th>
<th>Address</th>
<th>County</th>
<th>Building Size</th>
<th>Years Built</th>
<th>Lot Size</th>
<th>Tenant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plymouth</td>
<td>$1,426,500</td>
<td>1155 Pilgrim Road</td>
<td>Sheboygan</td>
<td>10,000 SF</td>
<td>2002</td>
<td>3.81 Acres</td>
<td>WI Dept. of Natural Resources</td>
</tr>
<tr>
<td>Portage</td>
<td>$687,000</td>
<td>260 E. Ridge Road</td>
<td>Columbia</td>
<td>6,000 SF</td>
<td>1995 / 2000</td>
<td>1.05 Acres</td>
<td>WI Dept. of Corrections</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>WI Dept. of Transportation</td>
</tr>
<tr>
<td>Prairie Du Chien</td>
<td>$235,000</td>
<td>1500 E. Lessard</td>
<td>Crawford</td>
<td>2,000 SF</td>
<td>2001</td>
<td>1.348 Acres</td>
<td>WI Dept. of Corrections</td>
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<tr>
<td></td>
<td></td>
<td>Prairie Du Chien, WI 53821</td>
<td></td>
<td></td>
<td></td>
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<td>WI Dept. of Natural Resources</td>
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## For Sale
### State of WI Occupied Investment Opportunity

<table>
<thead>
<tr>
<th>Building</th>
<th>Location</th>
<th>Price</th>
<th>Address</th>
<th>County</th>
<th>Building Size</th>
<th>Years Built</th>
<th>Lot Size</th>
<th>Tenants</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rhinelander</strong></td>
<td>2187 North Stevens Street, Rhinelander, WI 54501</td>
<td><strong>$2,357,000</strong></td>
<td>Oneida</td>
<td>18,500 SF</td>
<td>2006</td>
<td>3.08 Acres</td>
<td>WI Dept. of Corrections, USDA Farm Service, WI Dept. of Health/Family Svcs</td>
<td></td>
</tr>
<tr>
<td><strong>Rice Lake</strong></td>
<td>2700 College Drive, Rice Lake, WI 54868</td>
<td><strong>$1,389,000</strong></td>
<td>Barron</td>
<td>12,500 SF</td>
<td>2007 / 2009</td>
<td>1.45 Acres</td>
<td>WI Dept. of Veterans Affairs, WI Dept. of Corrections</td>
<td></td>
</tr>
<tr>
<td><strong>Saukville</strong></td>
<td>501 N. Dekora Woods Boulevard, Saukville, WI 53080</td>
<td><strong>$1,000,000</strong></td>
<td>Ozaukee</td>
<td>6,000 SF</td>
<td>2003</td>
<td>2.77 Acres</td>
<td>WI Dept. of Corrections, WI Dept. of Transportation</td>
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<tr>
<td>City</td>
<td>Address</td>
<td>Price</td>
<td>County</td>
<td>Building Size</td>
<td>Years Built</td>
<td>Lot Size</td>
<td>Tenants</td>
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</tr>
<tr>
<td>Shawano</td>
<td>1340 E. Green Bay Street</td>
<td>$1,348,000</td>
<td>Shawano</td>
<td>7,700 SF</td>
<td>1994</td>
<td>10 Acres</td>
<td>WI Dept. of Corrections, WI Dept. of Transportation</td>
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<tr>
<td>Sheboygan</td>
<td>3422 Wilgus Road</td>
<td>$1,176,500</td>
<td>Sheboygan</td>
<td>8,200 SF</td>
<td>1996</td>
<td>1.44 Acres</td>
<td>WI Dept. of Corrections</td>
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<tr>
<td>Stevens Point</td>
<td>1001 Maple Bluff Road</td>
<td>$1,830,000</td>
<td>Portage</td>
<td>13,000 SF</td>
<td>1995</td>
<td>1.37 Acres</td>
<td>WI Dept. of Corrections, WI Dept. of Transportation, WI Dept. of Workforce Devel.</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>PRICE</td>
<td>ADDRESS</td>
<td>COUNTY</td>
<td>BUILDING SIZE</td>
<td>YEARS BUILT</td>
<td>LOT SIZE</td>
<td>TENANTS</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Wausau</td>
<td>$2,148,000</td>
<td>7100 Stewart Avenue</td>
<td>Marathon</td>
<td>13,000 SF</td>
<td>1991</td>
<td>5.037 Acres</td>
<td>Dept. of Justice</td>
<td></td>
</tr>
<tr>
<td>Whitehall</td>
<td>$1,100,000</td>
<td>36270 Tower Drive</td>
<td>Trempeleau</td>
<td>8,800 SF</td>
<td>1994 / 2013</td>
<td>3.496 Acres</td>
<td>WI Dept. of Corrections, WI Dept. of Natural Resources, WI Dept. of Transportation, USDA Farm Service Agency</td>
<td></td>
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<tr>
<td>Wisconsin Rapids</td>
<td>$920,500</td>
<td>131 24th Street South</td>
<td>Wood</td>
<td>7,000 SF</td>
<td>2002</td>
<td>2.46 Acres</td>
<td>WI Dept. of Corrections</td>
<td></td>
</tr>
</tbody>
</table>
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 452.135(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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