



Value-Add Retail Investment Opportunity

Eastgate Village - 2030 E. Mason Street, Green Bay, WI

THE OFFERING:

Jahnke Property Group, Inc. (JPG) is pleased to present, to qualified buyers, 100% interest in **2030 E. Mason Street**, a value-add investment opportunity located in Green Bay, WI.

- Located at heavily-trafficked intersection (16,000 VPD).
- High visibility from controlled intersection of East Mason St. and Highway 141.
- Located near other major retailers including Walgreens, Pick N Save, and Aldi.
- Located within a mile of East Towne Mall, which is being redeveloped.



Executive Summary

Eastgate Village, located at 2030 E. Mason Street in Green Bay, WI, is a 27,628 sf multi-tenant retail property. Investors are presented an opportunity to purchase a large parcel of land located at a very busy corner, shared by other prominent retailers including Walgreens. Current tenants include: Batteries Plus, Toppers Pizza, Metro PCS, Cottonwood Financial, and other regional and local retailers.

The property is comprised of four buildings on a 2.59 acre parcel. The first building is a newer, fully-leased, three-tenant property with high visibility. The second building is a fully-leased single-tenant building with extremely high visibility. The project also consists of a multi-tenant building with space available for lower price point tenants. Lastly, included in the sale, is a small vacant building at the rear of the property, with the potential for an office or retail user that does not need high visibility.

Eastgate Village benefits from being located at the controlled intersection of Highway 141 and East Mason Street. Situated on the corner, the property has great visibility and relatively easy access. With the rebuilding of the Packers stadium in Green Bay and other surrounding local developments, Green Bay's retail sector has experienced positive net absorption over the last seven years.

Property Highlights

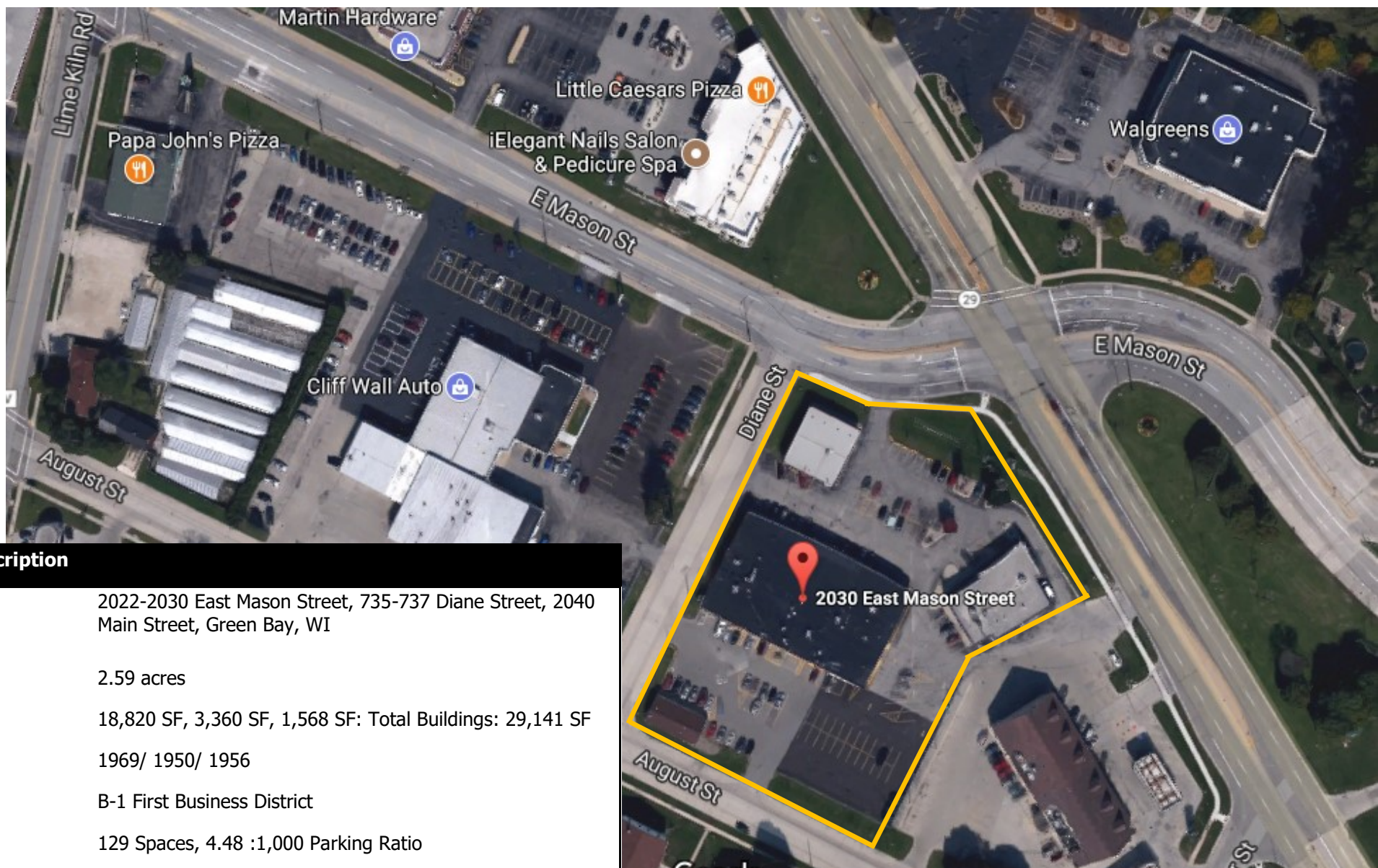
Property Type	Retail
Total Square Footage	27,628 SF
Total Rentable Units	13
Current Occupancy	79%
Year Built/ Renovated	1969/ 2003

INVESTMENT HIGHLIGHTS

- Located at heavily-trafficked intersection (16,000 VPD).
- Infill location with high residential density.
- High visibility from controlled intersection of East Mason St. and Highway 141.
- Located near other major retailers including Walgreens, Pick N Save, and Aldi.
- Located within a mile of East Towne Mall, which is being redeveloped.
- Value-add opportunity through lease up of current vacant spaces.
- Neighborhood retail center tenants are less sensitive to ecommerce industry.



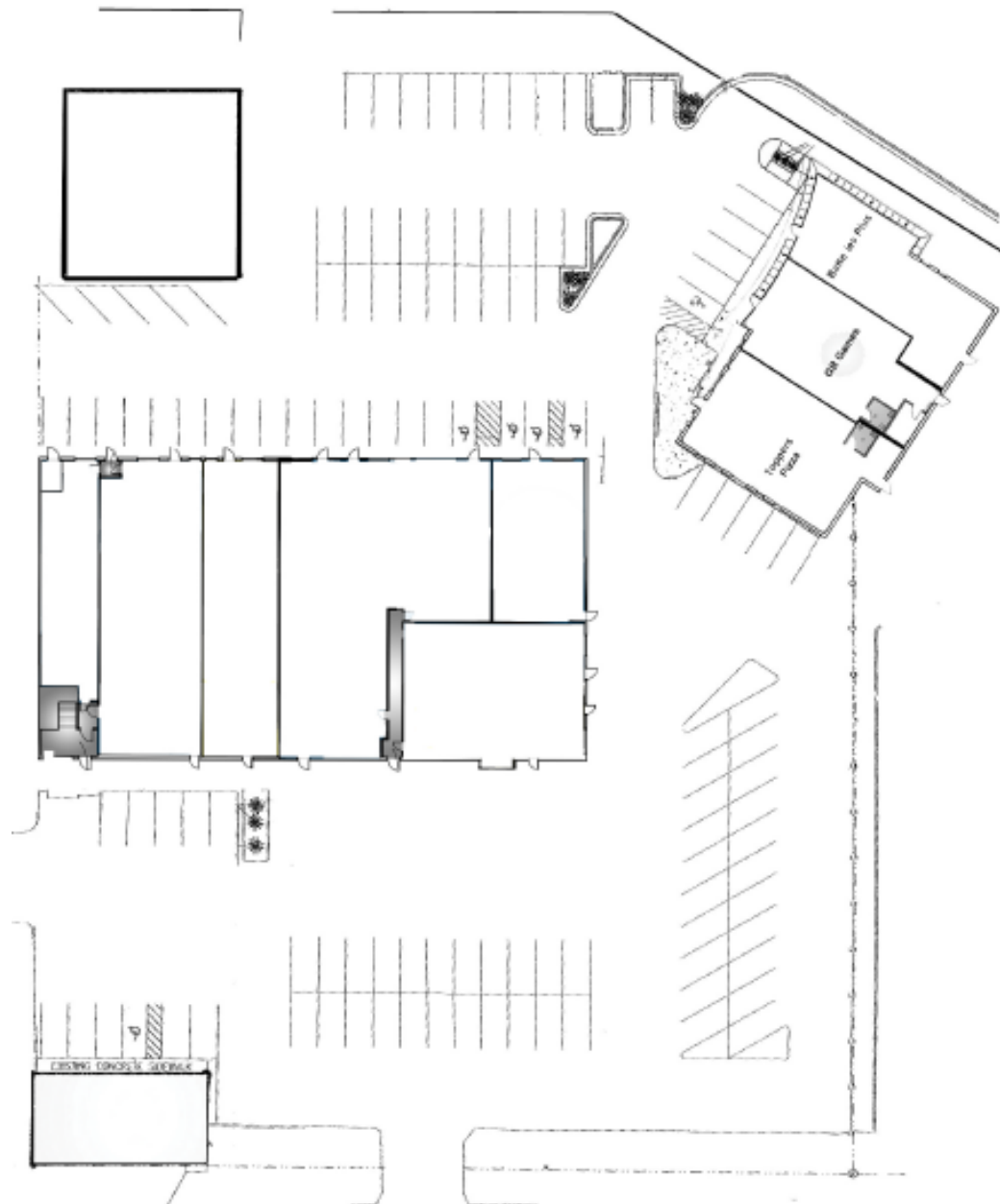
Property & Site Description



Property Description

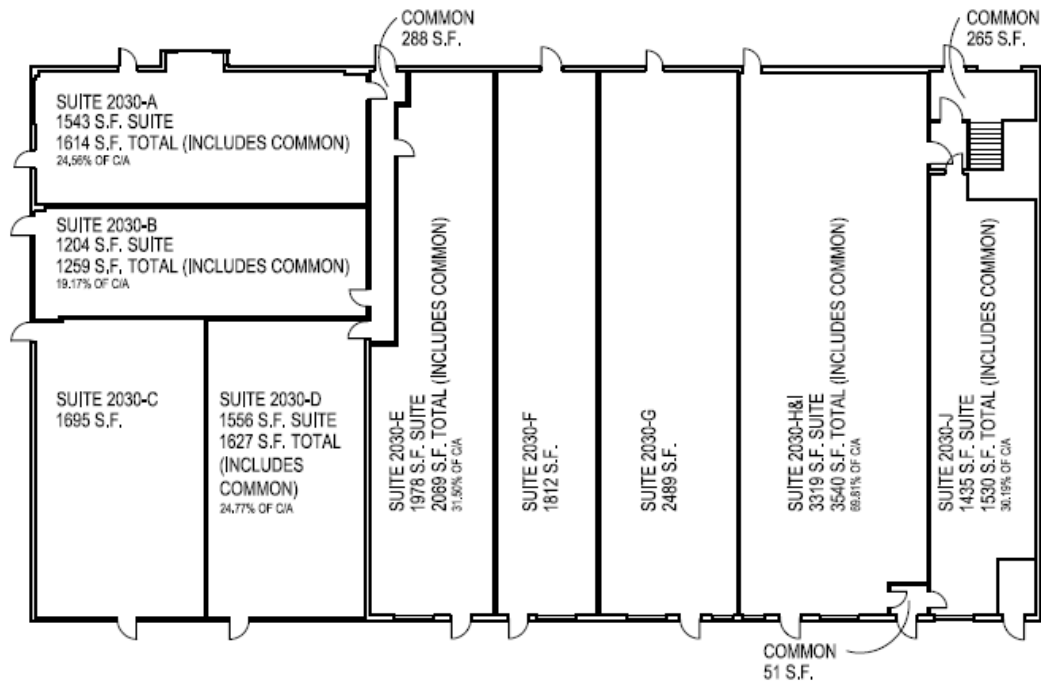
Address	2022-2030 East Mason Street, 735-737 Diane Street, 2040 Main Street, Green Bay, WI
Parcel Size	2.59 acres
Building Size	18,820 SF, 3,360 SF, 1,568 SF: Total Buildings: 29,141 SF
Year Built	1969/ 1950/ 1956
Zoning	B-1 First Business District
Parking	129 Spaces, 4.48 :1,000 Parking Ratio

Property Site Plan

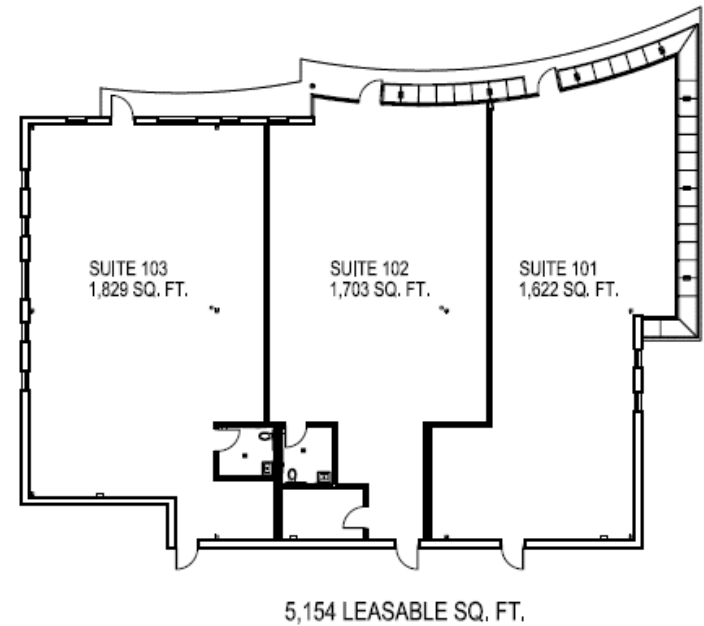


Property Floor Plans

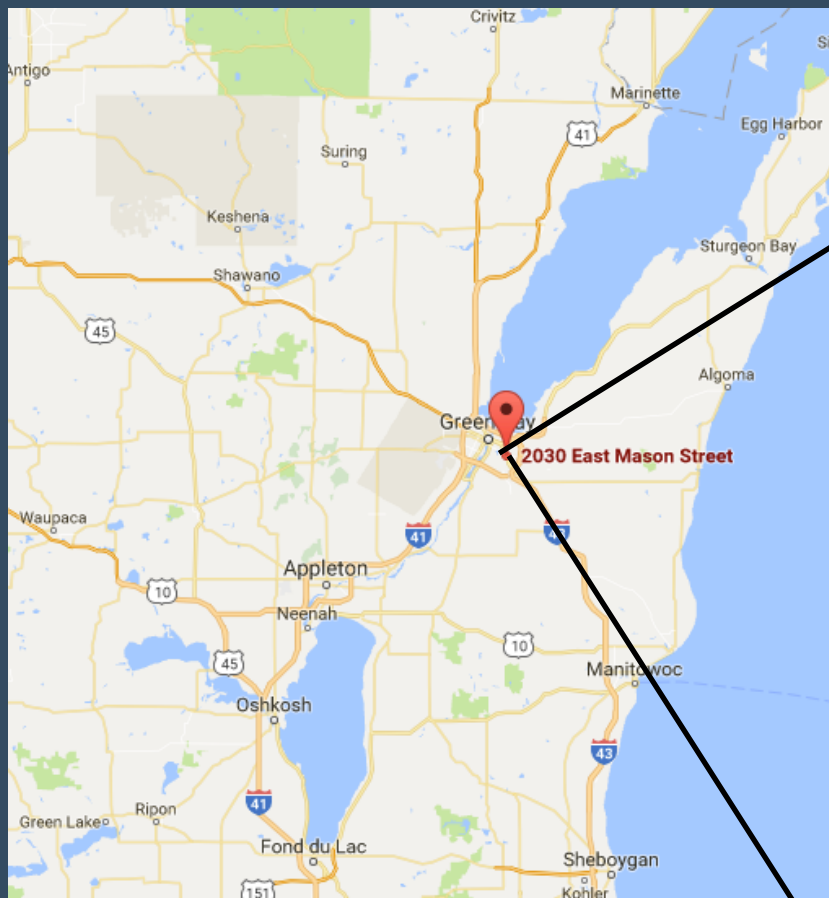
2030 EAST MASON STREET, GREEN BAY



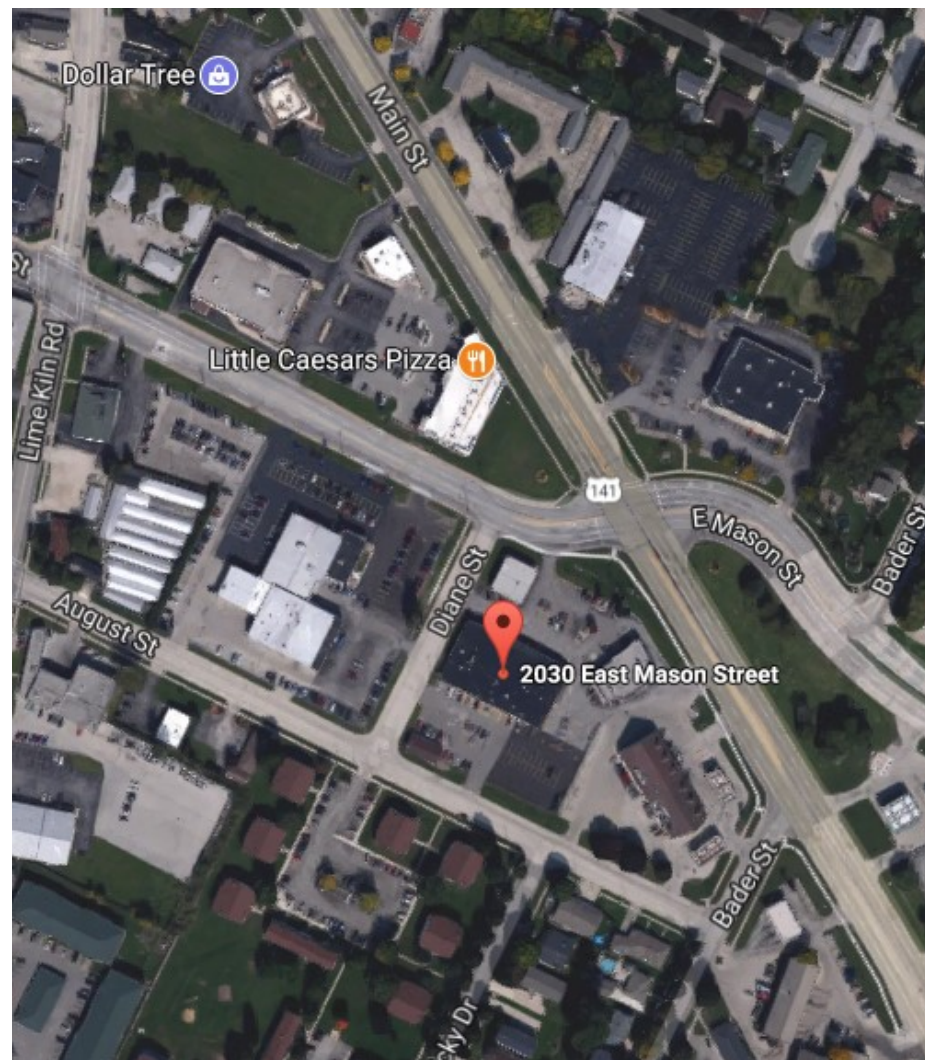
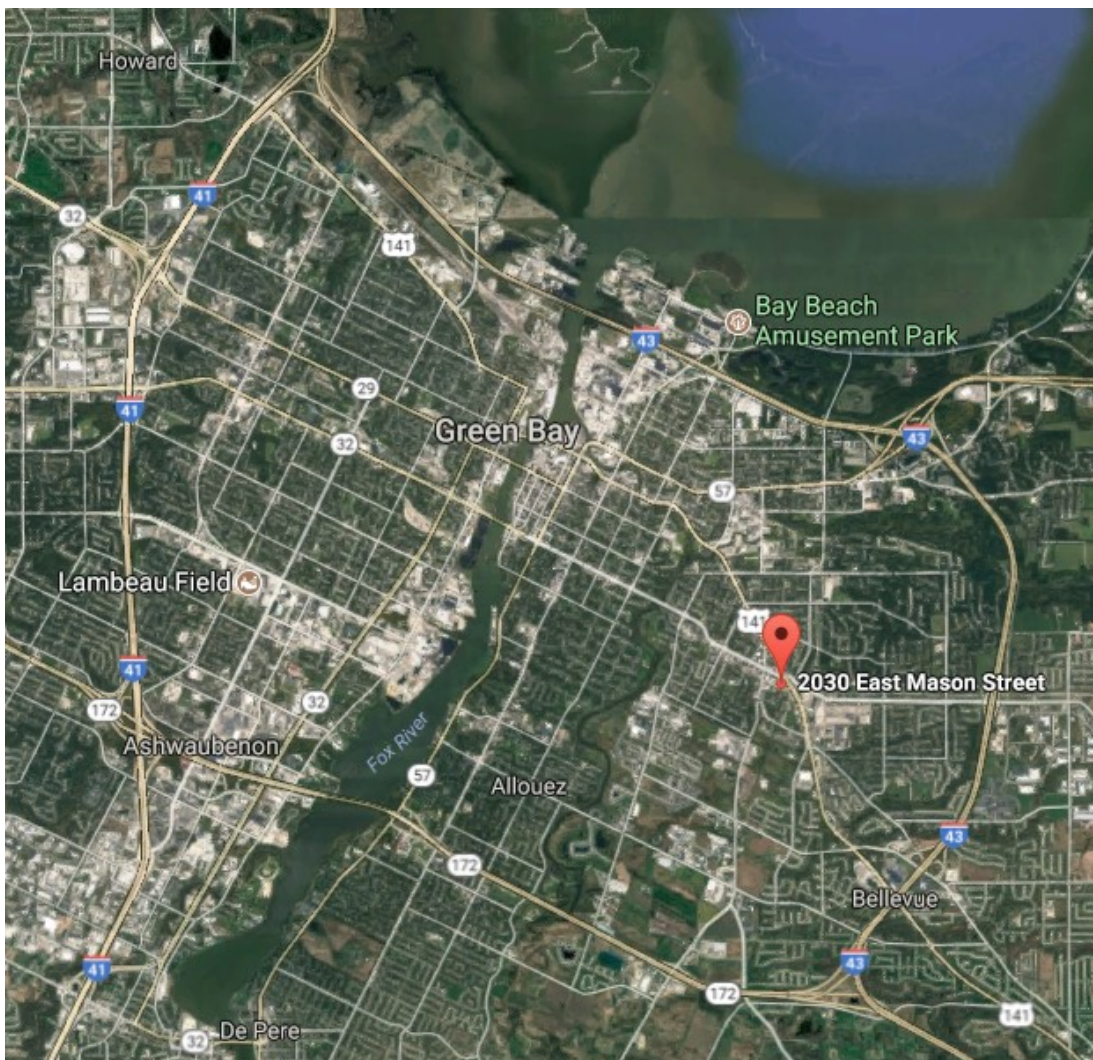
2042 MAIN STREET, GREEN BAY



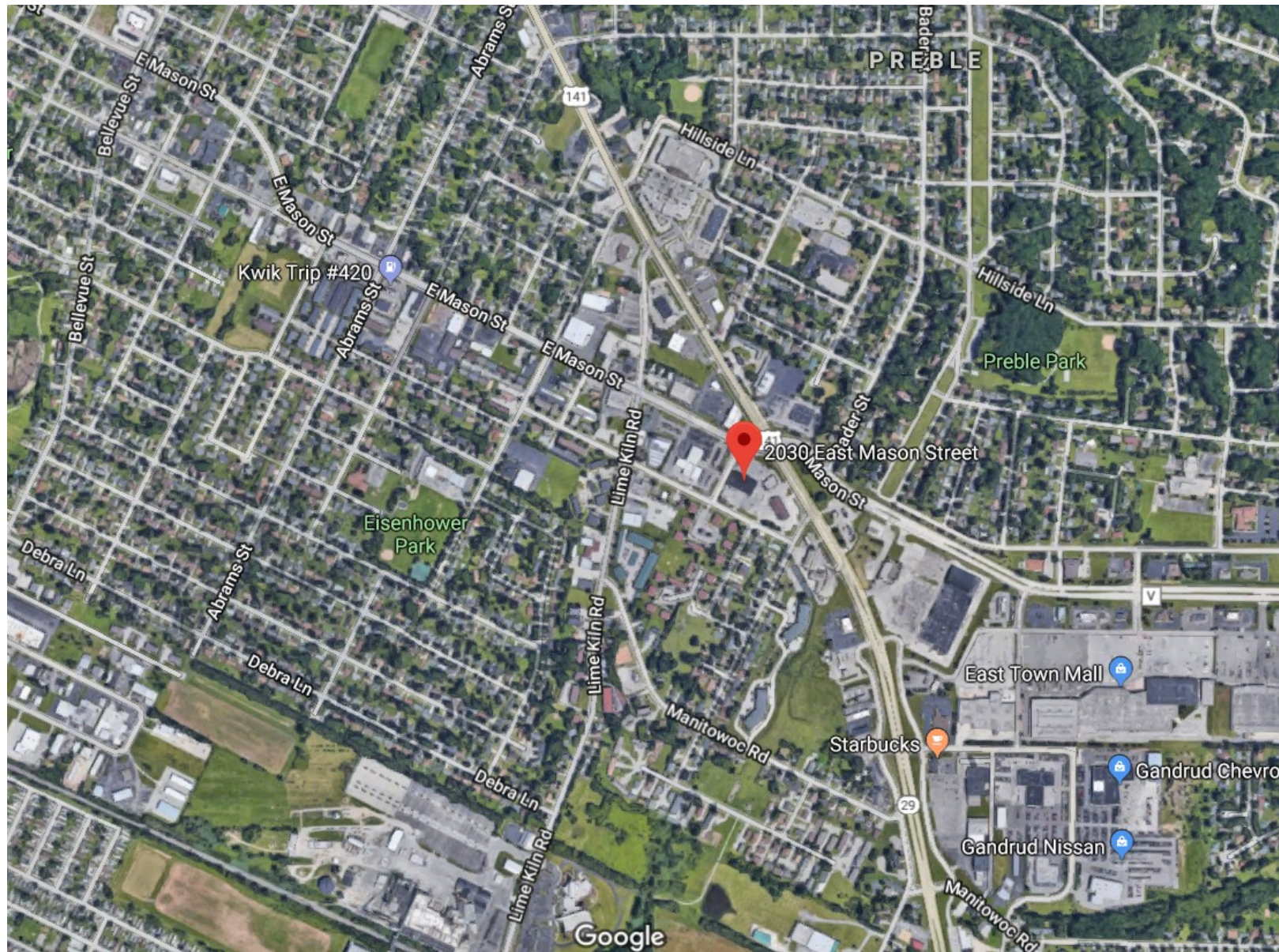
Market Overview



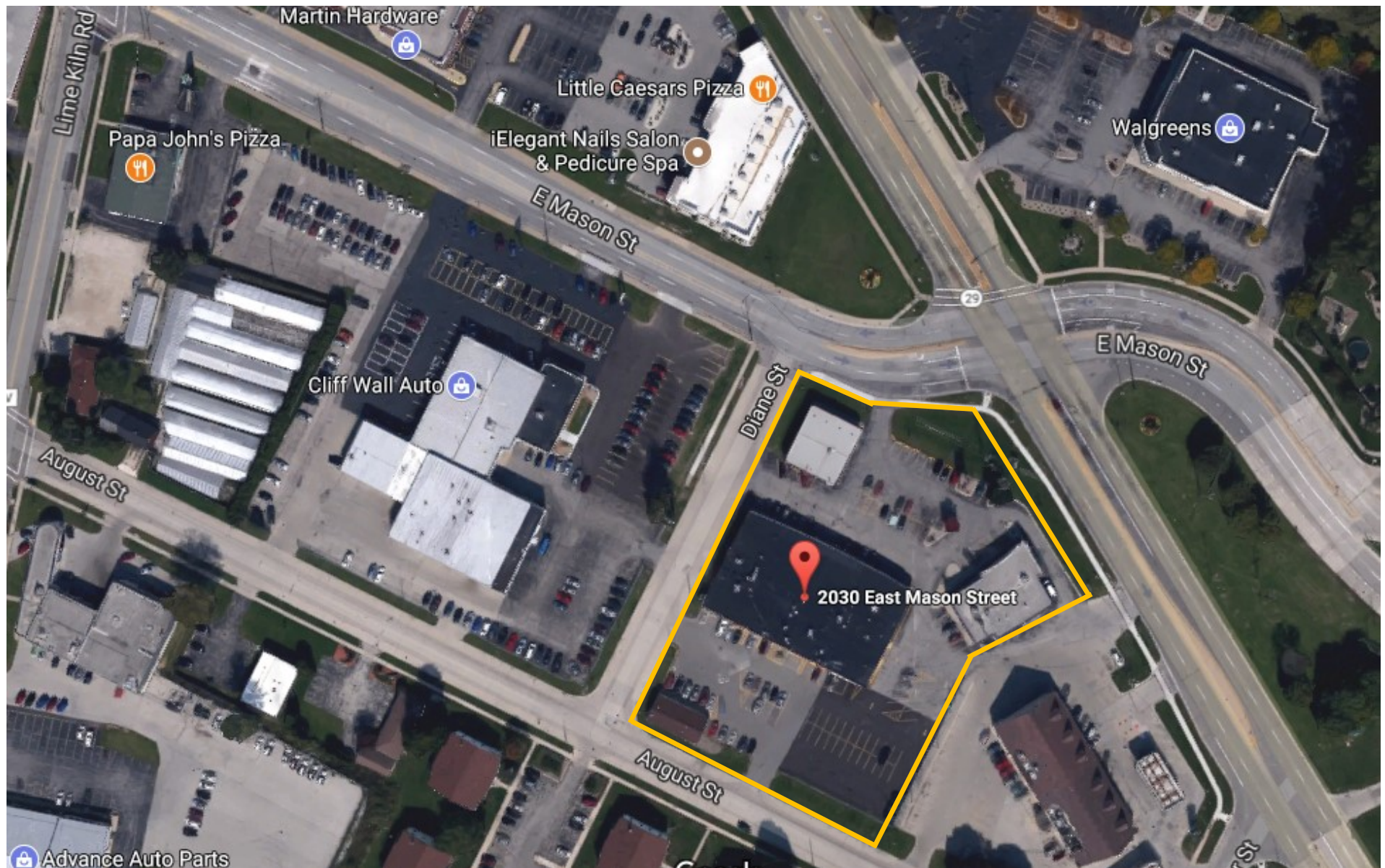
Property Aerials



Property Aerials



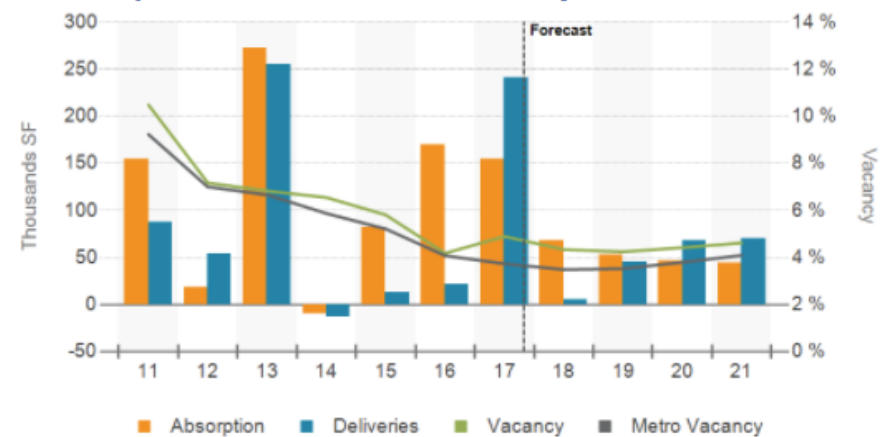
Property Aerial



Demographics & Market Overview

Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	12,362	73,040	135,714
2017 Estimate	12,035	70,937	131,870
2010 Census	11,872	69,082	128,834
Growth 2017 - 2022	2.72%	2.96%	2.91%
Growth 2010 - 2017	1.37%	2.69%	2.52%
2017 Population by Hispanic Origin	3,388	14,337	17,817
2017 Population	12,035	70,937	131,870
2017 Households by HH Income			
Income: <\$25,000	1,351 27.82%	7,408 25.81%	12,281
Income: \$25,000 - \$50,000	1,778 36.61%	8,833 30.78%	15,549
Income: \$50,000 - \$75,000	578 11.90%	4,572 15.93%	9,218
Income: \$75,000 - \$100,000	642 13.22%	3,912 13.63%	7,756
Income: \$100,000 - \$125,000	261 5.37%	1,772 6.17%	3,704
Income: \$125,000 - \$150,000	13 0.27%	557 1.94%	1,249
Income: \$150,000 - \$200,000	112 2.31%	848 2.95%	1,696
Income: \$200,000+	121 2.49%	798 2.78%	1,643
2017 Avg Household Income	\$54,190	\$59,845	\$63,727
2017 Med Household Income	\$38,588	\$43,047	\$47,335

Net Absorption, Deliveries and Vacancy



Market Overview:

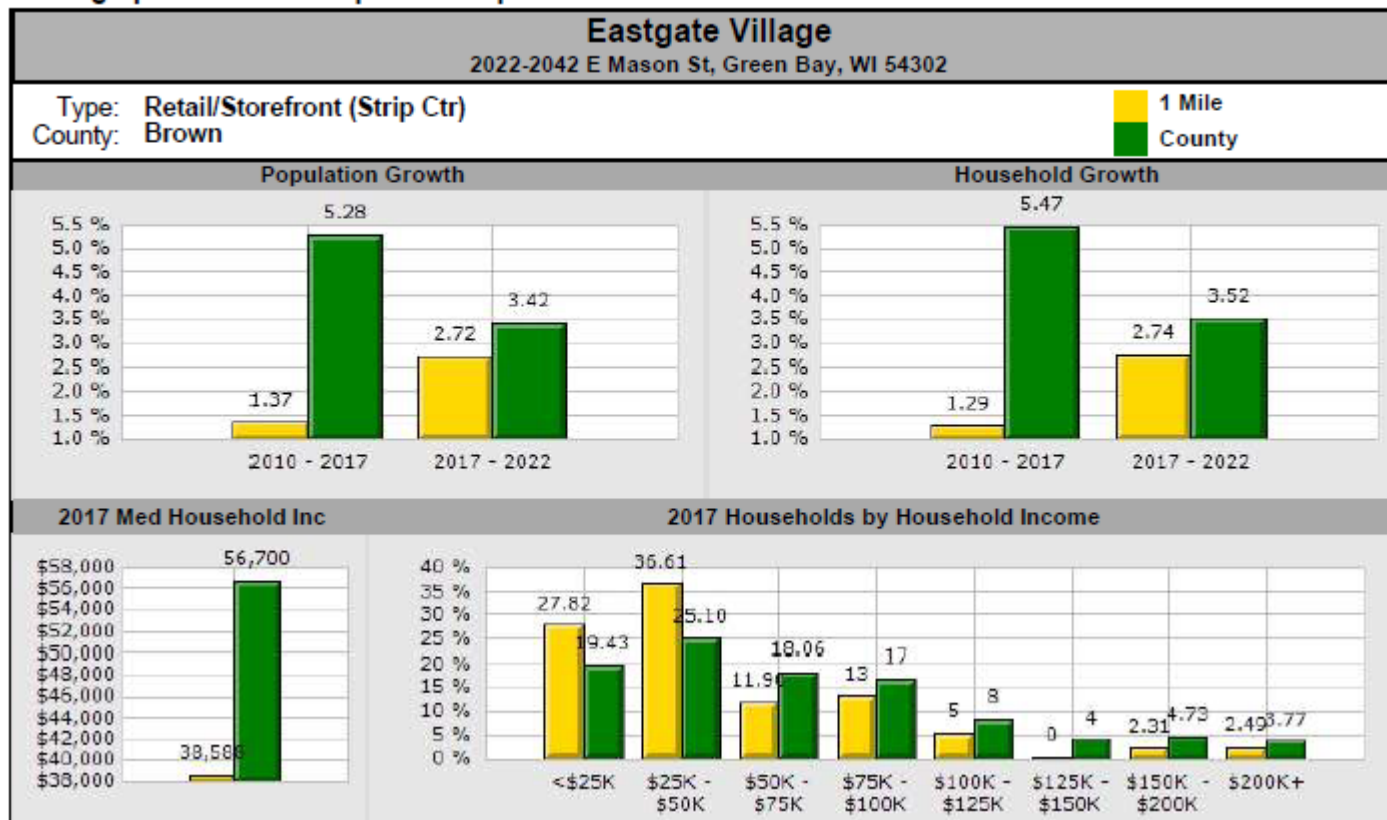
Green Bay Summary

The retail sector in Green Bay has bucked the trend of compressing fundamentals seen in many other markets across the country. Household income growth is slightly outpacing the national average, while the unemployment rate is well below the U.S. total. Vacancy rates have seen a steady decline each year since 2011 on the back of steady absorption and generally restrained new construction. A moderate construction pipeline should help in keeping vacancies solidly below the market's historical average over the next few years. Asking rent growth, while modest, could record its fifth consecutive year of positive gains in 2017. Sales volume has been consistent throughout much of this cycle, reaching a high of \$63 million in 2015. As investor interest has grown, cap rates have compressed from double-digits early in the cycle to the mid-7% range more recently.

Demographic Summary

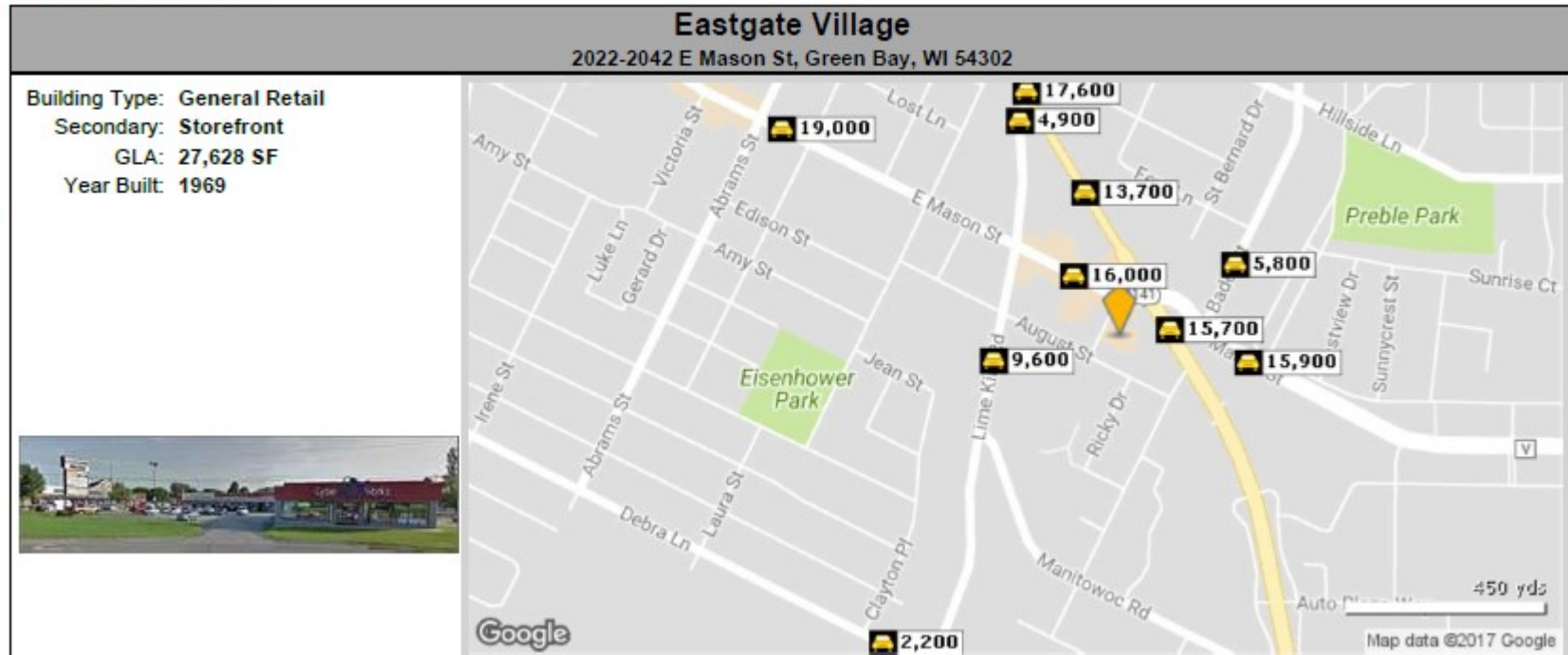
Demographic Market Comparison Report

1 mile radius



Traffic Summary

Traffic Count Report



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



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.

CONFIDENTIAL INFORMATION:

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.)*

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



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