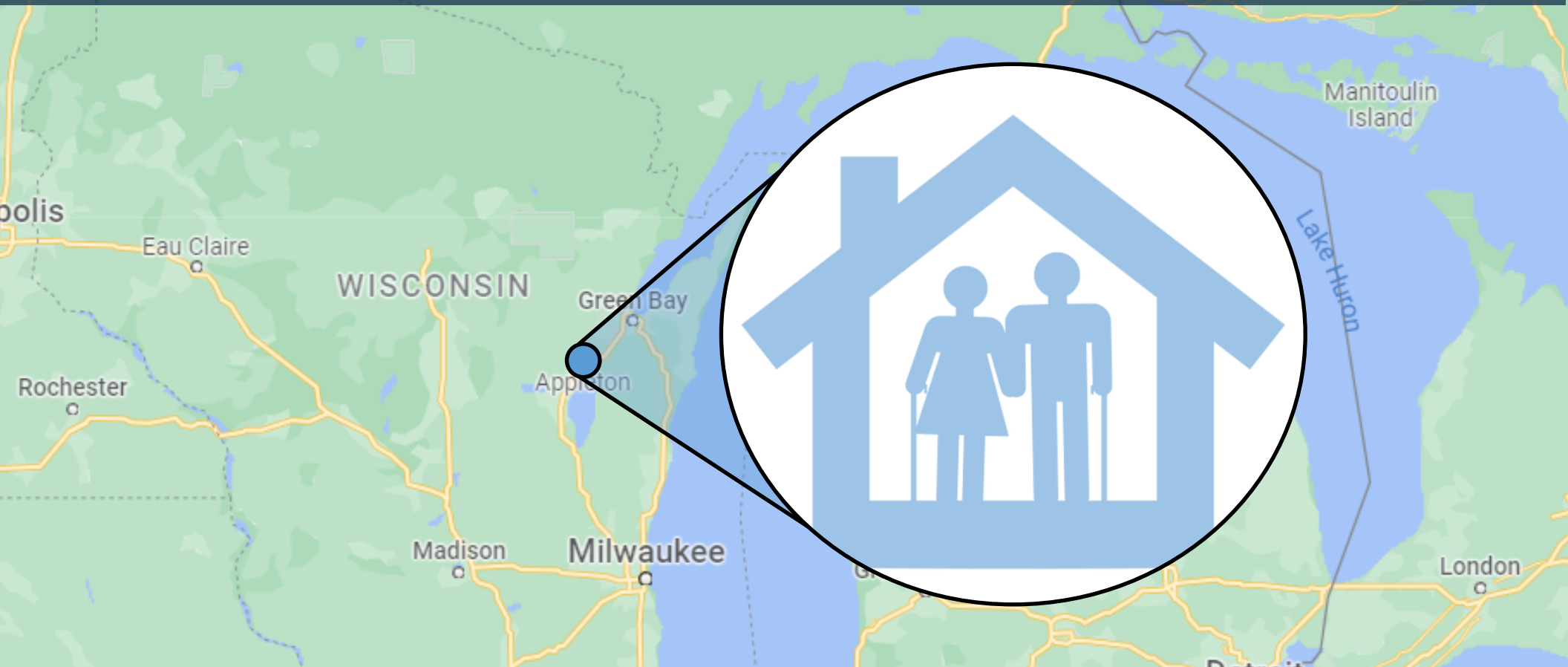


For Sale: REAL ESTATE ONLY — Confidential Listing
100% Occupied Assisted Living Real Estate Investment

30-Bed CBRF Operation Located in the Fox Cities Area

Passive Investment | Single -Tenant | 6.3% Cap Rate | +6 Years Remaining Term | \$1,700,000



THE OFFERING:

Jahnke Property Group, Inc. (JPG) is pleased to present, to qualified buyers, 100% interest in the sale of two adjacent parcels on which two buildings are being leased for the operation of an assisted living (CBRF) business. The business IS NOT for sale. This offering only includes the real estate.

- **Nearly seven (7) years of remaining lease term.**
- **Experienced operator with long history at the property.**
- **Minimal landlord management obligations.**
- **Property address withheld – will be provided upon request.**



Disclaimer

The following is an offering memorandum created by Jahnke Property Group, Inc. (JPG), a licensed Wisconsin real estate brokerage entity. The materials attached herein, are confidential, and are intended for only the person who executed a prior confidentiality agreement.

Jahnke Property Group, Inc. exclusively represents the seller in this transaction. The seller has provided information in order to assist in the creation of the materials contained in this offering memorandum. JPG encourages buyers to perform their own due diligence and the following is used purely for presentation materials. JPG is not responsible for any errors or omissions contained within this offering memorandum. Potential buyers are encouraged to perform their own due diligence and underwriting. JPG makes no representations or warranties regarding the property attached herein. Some images and information contained within are not property of Jahnke Property Group, Inc. and are for reference only. The information contained within was gathered by various sources. Potential buyers should verify.

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Executive Summary

The subject property being offered for sale consists of two adjacent parcels, both improved with a single, ranch-style building. Both buildings are occupied by a single tenant, currently operating as a community-based residential facility (CBRF). The Wisconsin Department of Health Services defines CBRF as a place where five or more unrelated people live together in a community setting. Services provided include room and board, supervision, support services, and may include up to three hours of nursing care per week. The property is being sold as a commercial real estate investment with fee simple interest in the real estate, as the property is 100% leased to an existing operator with nearly seven (7) years of remaining term.

The subject property is located in the Fox Cities, a region in East Central Wisconsin comprised of 19 communities in the greater-Appleton area. Roughly 250,000 people live in this growing region alongside the Fox River and Lake Winnebago. The area is renowned for its robust industry, with major companies like ThedaCare, Kimberly Clark, Pierce Engineering, and Thrivent Financial all tapping into the resources of the Fox Cities area. In addition to its industrious history and job creators, its residents benefit from the area's natural beauty, educational institutions, and its many retail and entertainment amenities.

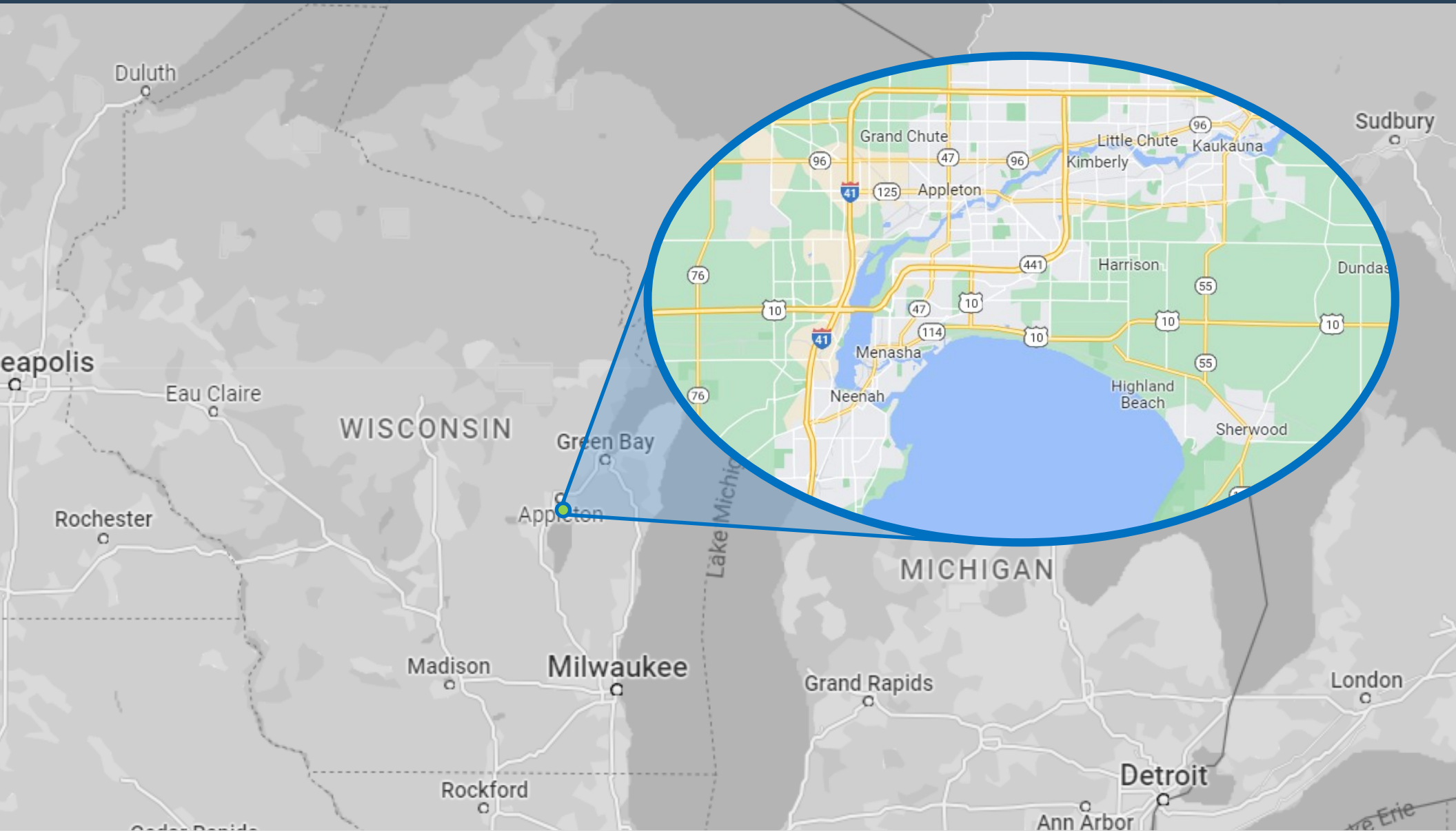
Qualified investors are being offered an opportunity to acquire a 100% occupied, single-tenant, stabilized property in the growing Fox Cities region.

INVESTMENT HIGHLIGHTS

- Current tenant has been operating in this location for +10 years.
- Recent expansion and 7-year lease illustrates tenant's commitment to the location.
- Tenant handles majority of property maintenance.
- Landlord is responsible for structural repairs.
- Assisted living industry has historically outperformed most asset classes during downturns as it is a needs-based industry.
- High home sale prices are beneficial for assisted living clients, as many clients rely on home equity to fund assisted living needs.

Property Highlights	
Property Type	CBRF Assisted Living
Year Built	1998 (per tax assessment sheet)
Total Square Footage (approx.)	10,816 SF (5,048 SF / Bldg.)
Number of Parcels	Two
Total Acreage	1.04 Acres
Number of Buildings	Two 15-bed buildings.
Asking Price	\$1,700,000

Market Overview — Fox Cities



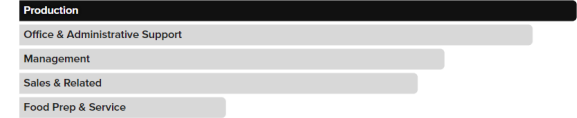
Location Highlights

- Population of approx. 100,000 people within 5 miles of property.
- Property is located near residential neighborhoods.
- Numerous nearby businesses and schools.
- Less than 4 miles to the nearest hospital and numerous other medical facilities / providers.
- New development and infrastructure improvements nearby.

Number of Employees

79.8k

Top 5 Employment Categories



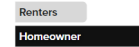
Housing Occupancy Ratio

22:1
22:1 predicted by 2026



Renter to Homeowner Ratio

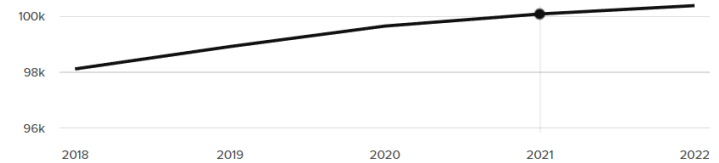
1:2
1:2 predicted by 2026



Population

100k

0% Compared to 100k in 2021
↑ 2% Compared to 98.1k in 2018



Household Income

\$65k

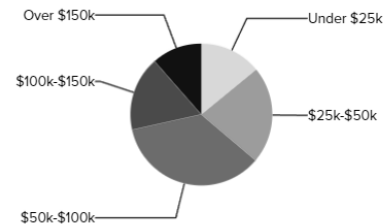
Median Income

\$76.9k

2026 Estimate

↑ 3%

Growth Rate



Age Demographics

39

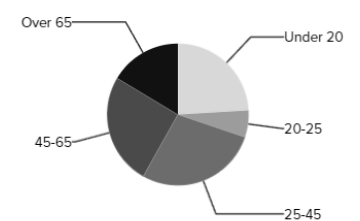
Median Age

40

2026 Estimate

↑ 2%

Growth Rate



Note: Center of radius rings displayed does not align with property's exact location.

Source : Crexi

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

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 specific transaction.
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Drafted by Attorney Debra Peterson Conrad

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