



Value-Add Office/Retail Investment Opportunity

1536 S. Church Street, Watertown, WI

THE OFFERING:

Jahnke Property Group, Inc. (JPG) is pleased to present, to qualified buyers, 100% interest in **1536 S. Church Street**, a office/retail building located in Watertown, WI.

- ◆ **Adjacent to Aldi**
- ◆ **Appealing Architectural Design**
- ◆ **Located in Primary Retail Corridor**
- ◆ **Value-Add Opportunity Through Lease-Up of Remaining Space**



Executive Summary

Qualified investors are presented with the opportunity to purchase 1536 S. Church Street in Watertown, WI. The center is currently 50% occupied and solely occupied by Shorewest Realty. Shorewest Realty is a Wisconsin based residential real estate company that has been in business for over 70 years.

With a population of roughly 24,000 people, Watertown is the largest city in the Watertown-Fort Atkinson micropolitan area, which includes Johnson Creek and Jefferson. Located roughly 40 miles from both Madison and Milwaukee, Watertown serves as a bedroom community for people working in those major markets.

The property benefits from its attractive design and location adjacent to Aldi, a discount grocer founded in Germany. Aldi has more than 1,600 stores across the US and has been steadily growing since opening its first US store in 1976.

The subject property also benefits its location on Church Street, the primary retail corridor in Watertown. Church Street is home to many local, regional, and national retailers including McDonalds, Walgreens, Pizza Hut and Walmart.

Through lease-up of the remaining space, this property presents investors with the opportunity to add value.

Property Highlights

Property Type	Retail/ Office
Total Square Footage	7,993 SF
No. of Tenants	1
Current Occupancy	50.43%
Year Built/ Renovated	2007

INVESTMENT HIGHLIGHTS

- ◇ Located adjacent to Aldi
- ◇ Appealing architectural design
- ◇ Value-add opportunity through lease-up of remaining space
- ◇ Located in primary retail corridor in Watertown



Property & Site Description

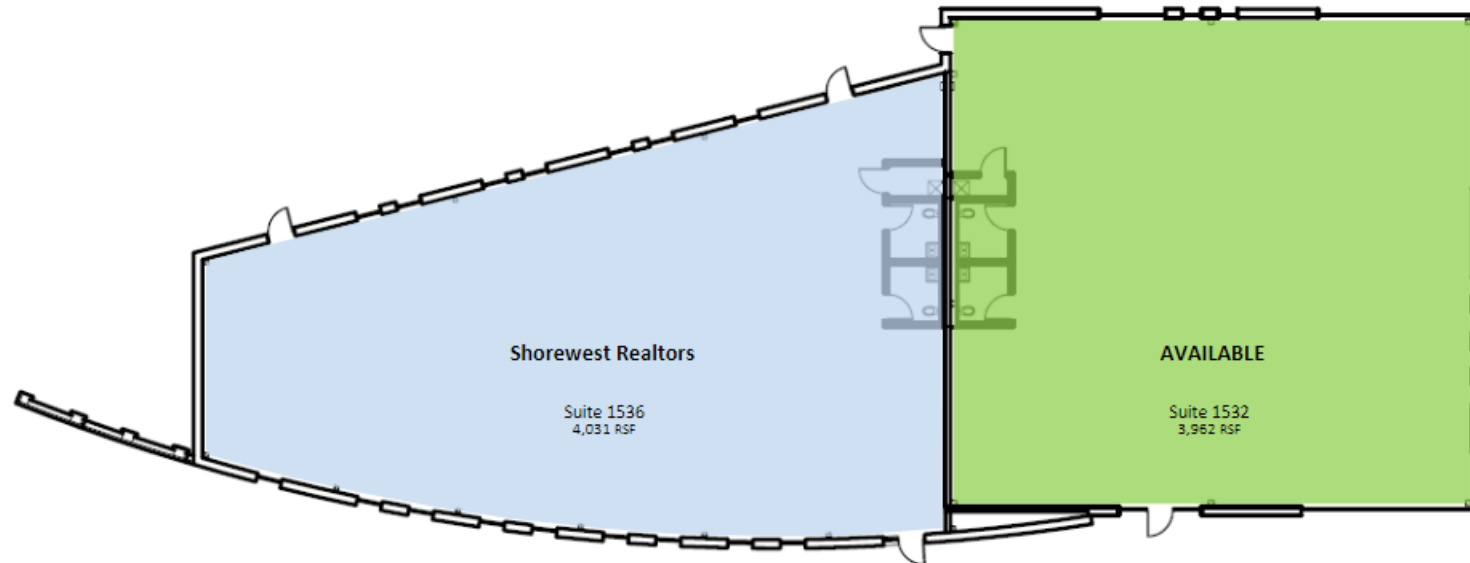
Property Description	
Address	1536 South Church Street, Watertown, WI
Parcel Size	3.02 AC
Building Size	7,993 SF
Property Type	Retail / Office
Zoning	General Business



*The above information was gathered by various sources from the owner but potential buyers should verify.

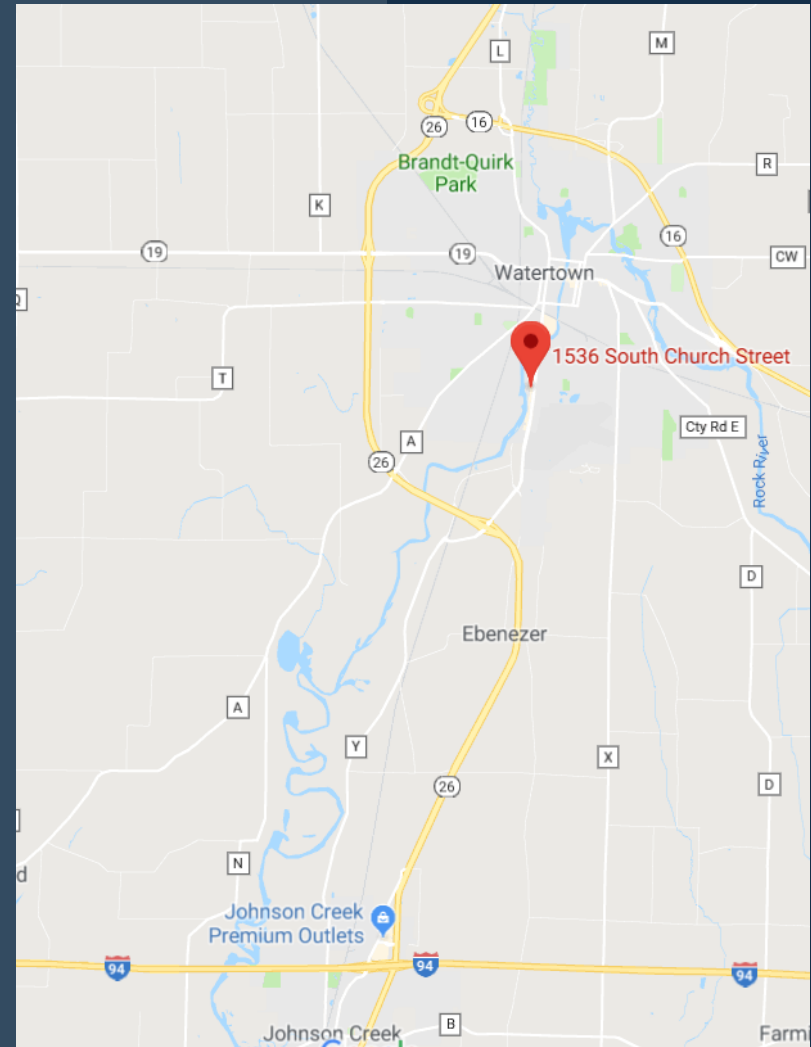
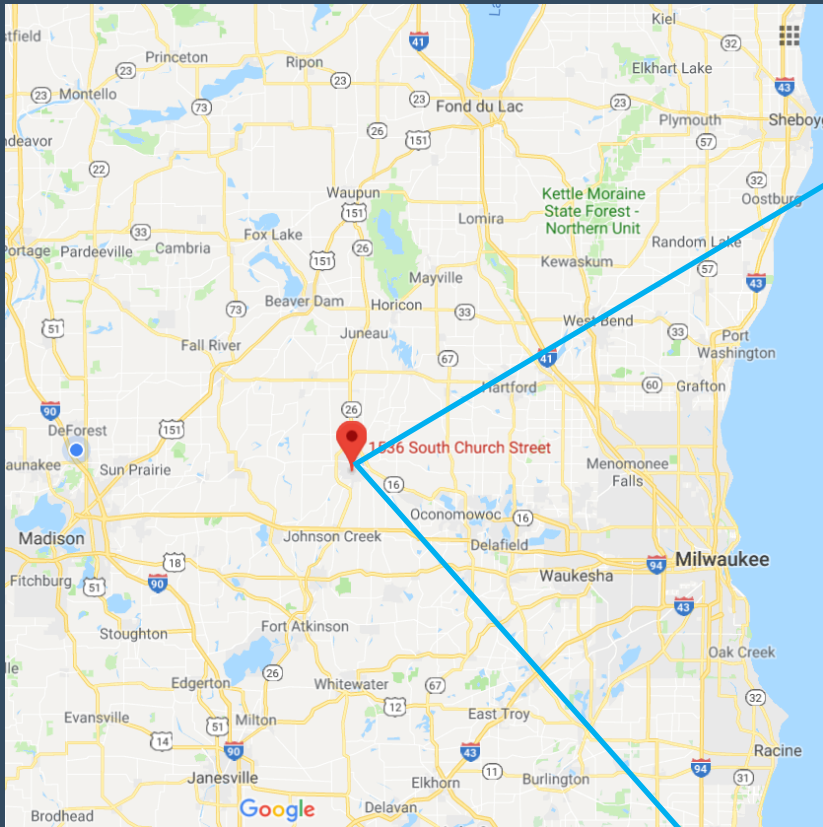
Property Site Plan

1536 Church St.



S. Church St

Market Overview



Demographics & Market Overview

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	4,182	24,714	27,372
2022 Population:	4,175	24,762	27,412
Pop Growth 2017-2022:	(0.17%)	0.19%	0.15%
Average Age:	39.70	38.80	39.20
Households			
2017 Total Households:	1,689	9,520	10,539
HH Growth 2017-2022:	(0.18%)	0.24%	0.19%
Median Household Inc:	\$52,455	\$56,418	\$57,871
Avg Household Size:	2.40	2.50	2.50
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$157,261	\$157,670	\$162,160
Median Year Built:	1976	1969	1970

Market Conditions >>

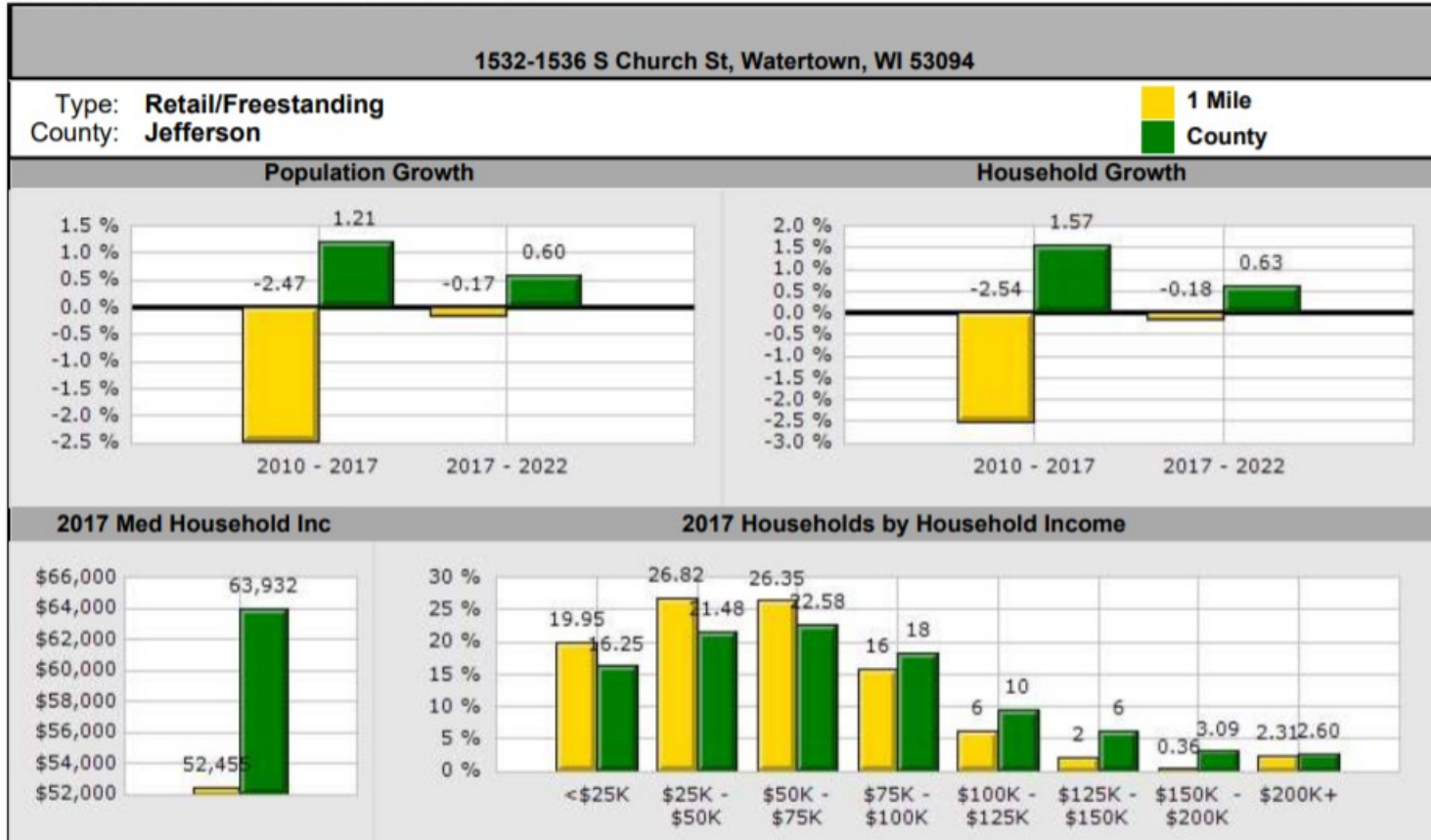
<u>Vacancy Rates</u> [?]	Current	YOY Change
Current Building	49.6%	↔ 0.0%
Submarket 1-3 Star	3.1%	↓ 1.3%
Market Overall	5.1%	↓ 0.9%
<u>NNN Asking Rents Per SF</u> [?]		
Current Building	\$15.82	↑ 11.0%
Submarket 1-3 Star	\$8.87	↑ 23.9%
Market Overall	\$9.53	↑ 23.2%
<u>Submarket Leasing Activity</u> [?]		
12 Mo. Leased SF	35,938	↑ 212.1%
Months on Market	12.4	↑ 2.1 mo

Source: Costar

Demographic Summary

Demographic Market Comparison Report

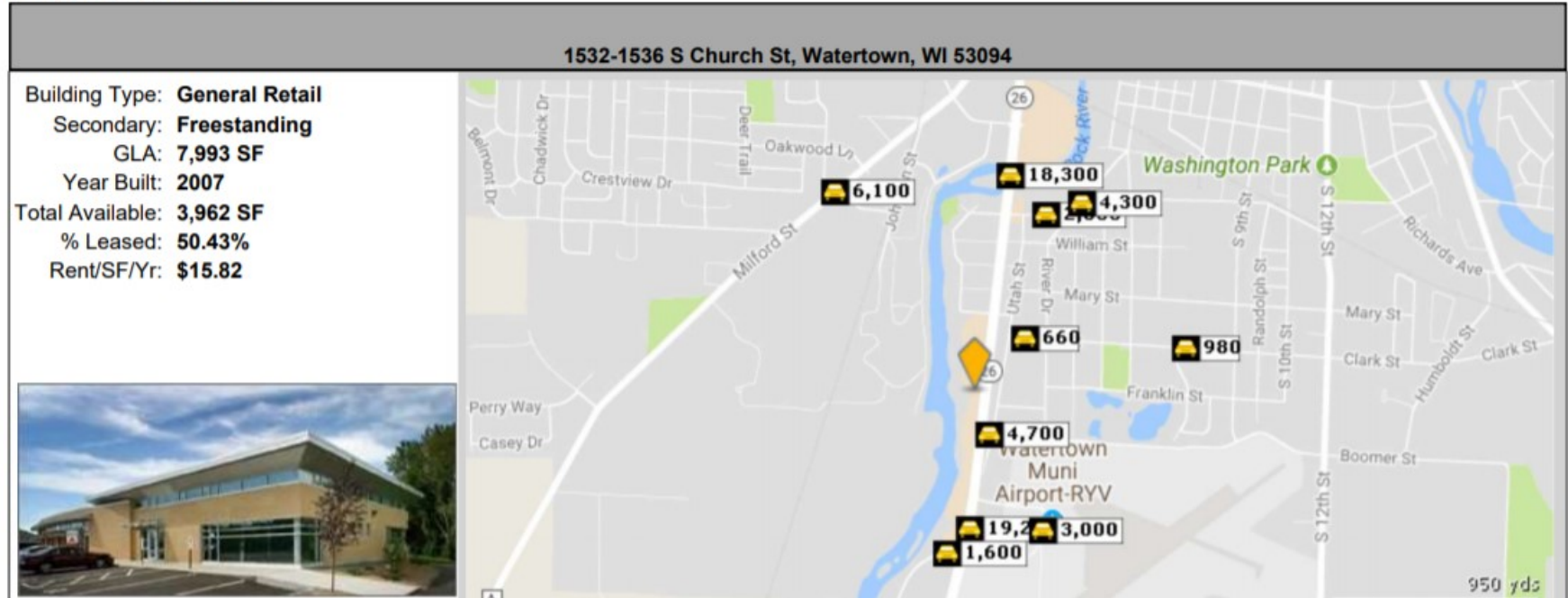
1 mile radius



Source: Costar

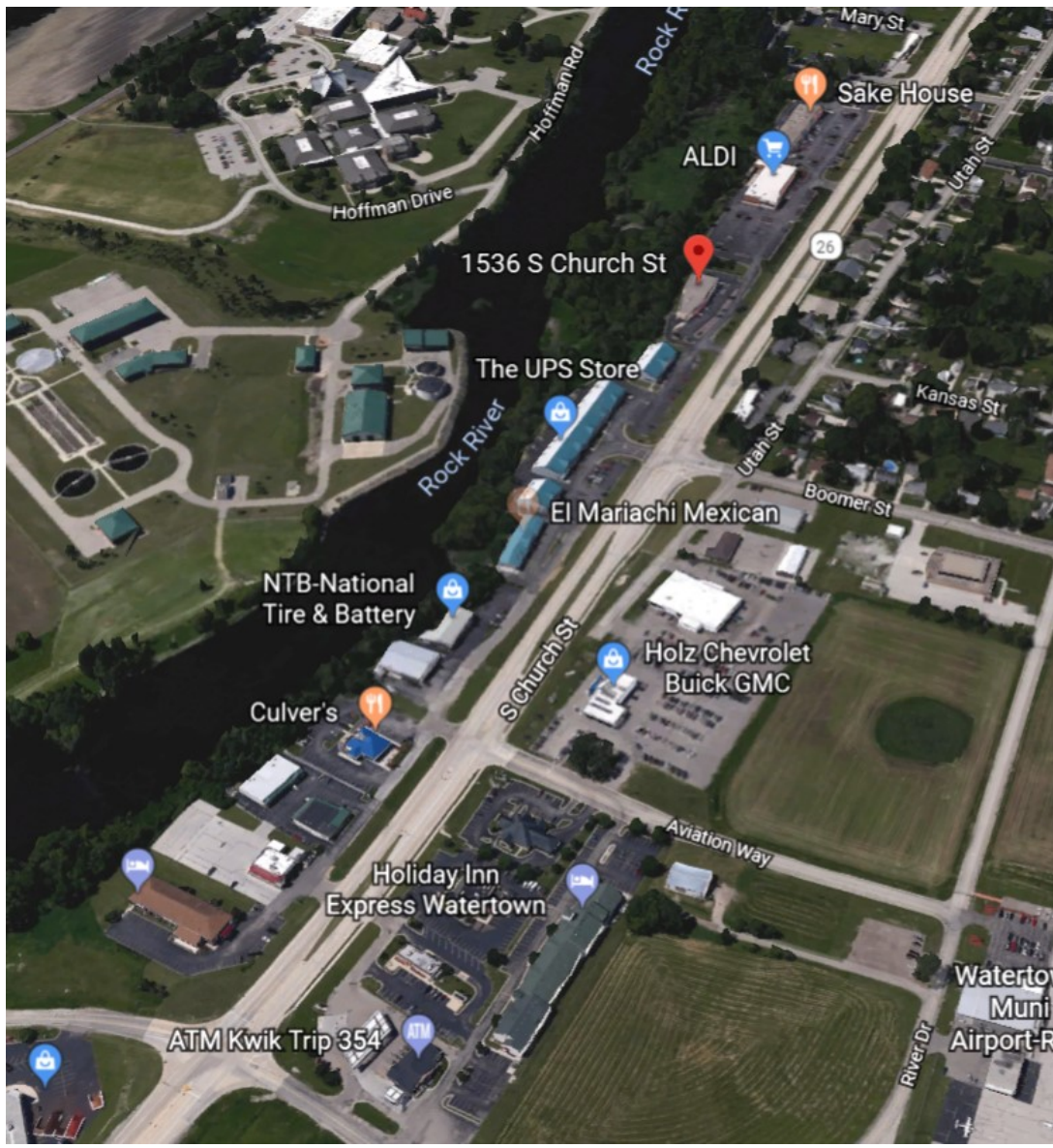
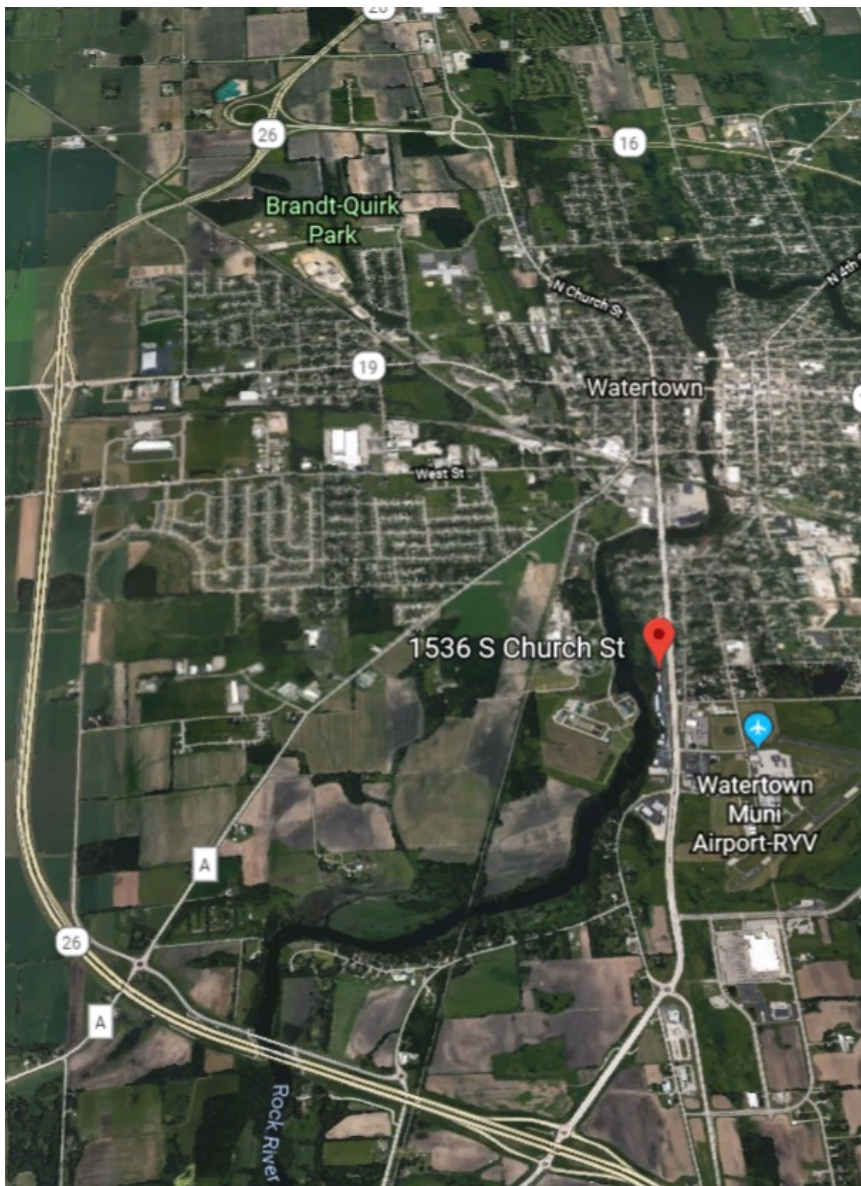
Traffic Overview

Traffic Count Report



Source: Costar

Property Aerials



Property Aerials



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.

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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Real Estate

discuments



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