

INVESTMENT OPPORTUNITY



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+/- 58,161 SF MEDICAL OFFICE PROPERTY PORTFOLIO

613 N 36TH ST & 3727 W WISCONSIN AVE, MILWAUKEE, WI 53208



CRAIG FRIEMOTH

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STEVE ANDERSON

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+/- 58,161 SF MEDICAL OFFICE PROPERTIES PORTFOLIO-9.1% CAP RATE

Milwaukee, WI 53208



FOR SALE | INVESTMENT PORTFOLIO - 9.1% CAP RATE AVAILABLE



OFFERING SUMMARY

Total Building Size:	+/- 58,161 SF
613 N 36th St	+/- 45,000 SF
3727 W Wisconsin Ave	+/- 13,161
Parking Spaces:	+/- 163
Zoning:	LB2
Lot Size:	+/- 3.39 Acres
Tax / APN #:	4020102100, 4020106110
Current Taxes:	\$124,386.18
NOI:	\$1,043,532
Cap Rate:	9.1%
Sale Price:	\$11,500,000

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PROPERTY OVERVIEW

Anderson Commercial Group has been exclusively retained to offer the fee simple interest in multi tenant medical office properties located at 613 N 36th St and 3727 W Wisconsin Ave, Milwaukee.

Commission: Buyer is responsible for Buyer's brokers fee.

LOCATION OVERVIEW

On S side of W Wisconsin Ave between N 36th and N 38th St

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	14,044	88,829	188,980
Total Population	22,391	186,478	419,011
Average HH Income	\$77,108	\$49,215	\$57,364



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COMPLETE HIGHLIGHTS | INVESTMENT PORTFOLIO - 9.1% CAP RATE FOR SALE



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LOCATION INFORMATION

Street Address	+/- 58,161 SF Medical Office Properties Portfolio-9.1% Cap Rate
City, State, Zip	Milwaukee, WI 53208
County	Milwaukee

BUILDING INFORMATION

NOI	\$1,043,532.00
Cap Rate	9.1%
Tenancy	Multiple
Construction Status	Existing
Number of Buildings	2

PROPERTY HIGHLIGHTS

- 613 N 36th St
- Tax Key: 4020106110
- Fully Renovated within last 3 years
- +/- 113 surface parking spaces
- +/- 2.25 acres
- 2023 taxes: \$95,229.49
- 3727 W Wisconsin Ave
- Tax Key: 4020102100
- Built in 2010
- +/- 50 surface parking spaces
- +/- 1.14 acres
- 2023 Taxes: \$29,156.69
- High visibility with +/- 1,300 cars/day on N 36th St and +/- 13,400 cars/day on Wisconsin Ave per WI DOT
- +/- 0.5 miles to I-94

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Milwaukee, WI 53208



RENT ROLL | INVESTMENT PORTFOLIO - 9.1% CAP RATE FOR SALE

SUITE	TENANT NAME	ANNUAL RENT
613 N 36th St	Laboratory Corporation of America	\$251,502
603 N 36th St	Lending Hands Healthcare	\$27,236
603 N 36th St	Thera Dynamics SC	\$63,000
603 N 36th St	True Dental LLC	\$45,000
613 N 36th St	State of WI Department of Administration	\$541,659
603 N 36th St/3727 W Wisconsin Ave	Hyatt Pharmacy	\$144,021
603 N 36th St/3727 W Wisconsin Ave	ProCare Medical Group	\$266,860
TOTALS		\$1,339,278
AVERAGES		\$191,325

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INCOME & EXPENSES | INVESTMENT PORTFOLIO - 9.1% CAP RATE FOR SALE

INCOME SUMMARY

GROSS INCOME	\$1,339,279
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EXPENSES SUMMARY

Taxes	\$124,386
Insurance	\$33,000
Security	\$2,975
Janitorial	\$33,006
Snow Removal	\$4,700
Maintenance & Repair	\$9,595
Trash Disposal	\$6,001
Water & Sewer	\$13,228
Gas & Electric	\$67,317
Landscaping/Lawn Mowing	\$1,540
OPERATING EXPENSES	\$295,748

NET OPERATING INCOME	\$1,043,532
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TENANT PROFILES | INVESTMENT PORTFOLIO - 9.1% CAP RATE FOR SALE



LABORATORY CORPORATION OF AMERICA

Labcorp is a global life sciences and healthcare company. Labcorp is one of the worlds largest providers of clinical laboratory services and end to end drug development support which focuses on the commercialization of a range of diagnostic technologies and testing services such as core testing, genomic and esortic testing. Lapcorp testing includes doctor requested testing, self requested testing, R&D testing and clinical trial lab testing, to help people prevent illness and remain healthy.



LENDING HANDS HEALTHCARE, INC

Lending Hands Healthcare, Inc is a non-medical, in home care agency in Milwaukee that assists the elderly and disabled for a better quality of life. Lending Hands Healthcare, Inc. understands that making the decision to bring a caregiver into your home is not an easy one which is why they are committed to making the home care process as stress free as possible. In addition to Lending Hands Healthcare Inc's 24-hour care services, they also accompany individuals to and from appointments or any outing associated with daily independence. Caregivers prepare meals, provide light housekeeping, assist with pet



THERA-DYNAMICS PHYSICAL THERAPY, SC

Thera Dynamics Physical Therapy, SC is an independently owned physical therapy practice with clinics located in Milwaukee and the surrounding area. Thera-Dynamics specializes in helping patients rehabilitate by providing and treating a variety of conditions and diagnoses, including but not limited to sports injuries, neck and back injuries, motor vehicle accidents, work related injuries as well as sprains and strains.

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TENANT PROFILES | INVESTMENT PORTFOLIO - 9.1% CAP RATE FOR SALE



TRUE DENTAL

True Dental is a premier dental practice serving the community of Milwaukee. A state of the art facility equipped with the latest dental technology allows highly skilled dentists and staff to provide a range of services from routine check-ups and cleanings to advanced cosmetic and restorative procedures.



STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION

The Department of Administration has several key functions in helping to assist the Governor of Wisconsin in developing and implementing the state budget and to support other state agencies and their programs offering services such as; facilities and transportation services, energy, housing and community resources, division of gaming, division of hearings and appeals, Wisconsin state capitol police department as well as the offices for executive budget and finance.

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HAYAT PHARMACY

Hayat Pharmacy is a locally owned and operated pharmacy in the greater Milwaukee area that is committed to enriching the community with quality, compassionate and affordable care by providing customers with innovative pharmacy services such as free prescription delivery, medication therapy management, medication synchronization, safe medication disposal and community outreach events.



PROCARE MEDICAL GROUP

ProCare Medical Group is one of the largest, independent community base multi-specialty groups providing comprehensive, high quality health care to individuals and families in the greater Milwaukee area. With provider-patient relationships being the cornerstone of ProCare's healthcare system, they adhere to best practice based researched models so that their patients can get the highest standard of care. ProCare's emphasis is to educate the patient about their health and how to maintain it throughout their lifetime. ProCare Medical Group provides a variety of physicians services, specialty care and diagnostic testing.

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Anderson
Commercial Group

613 N 36TH ST | INVESTMENT PORTFOLIO - 9.1% CAP RATE FOR SALE



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FLOOR PLAN-UPPER LEVEL | INVESTMENT PORTFOLIO - 9.1% CAP RATE FOR SALE



PRO CARE Medical Center

613 N. 36th Street
Milwaukee, WI 53208

Salous Inc.

Construction Management

Nabil Salous 414.545.0766 nabilsalous@hotmail.com

Upper Level Plan

SCALE: 1/8" = 1'-0"

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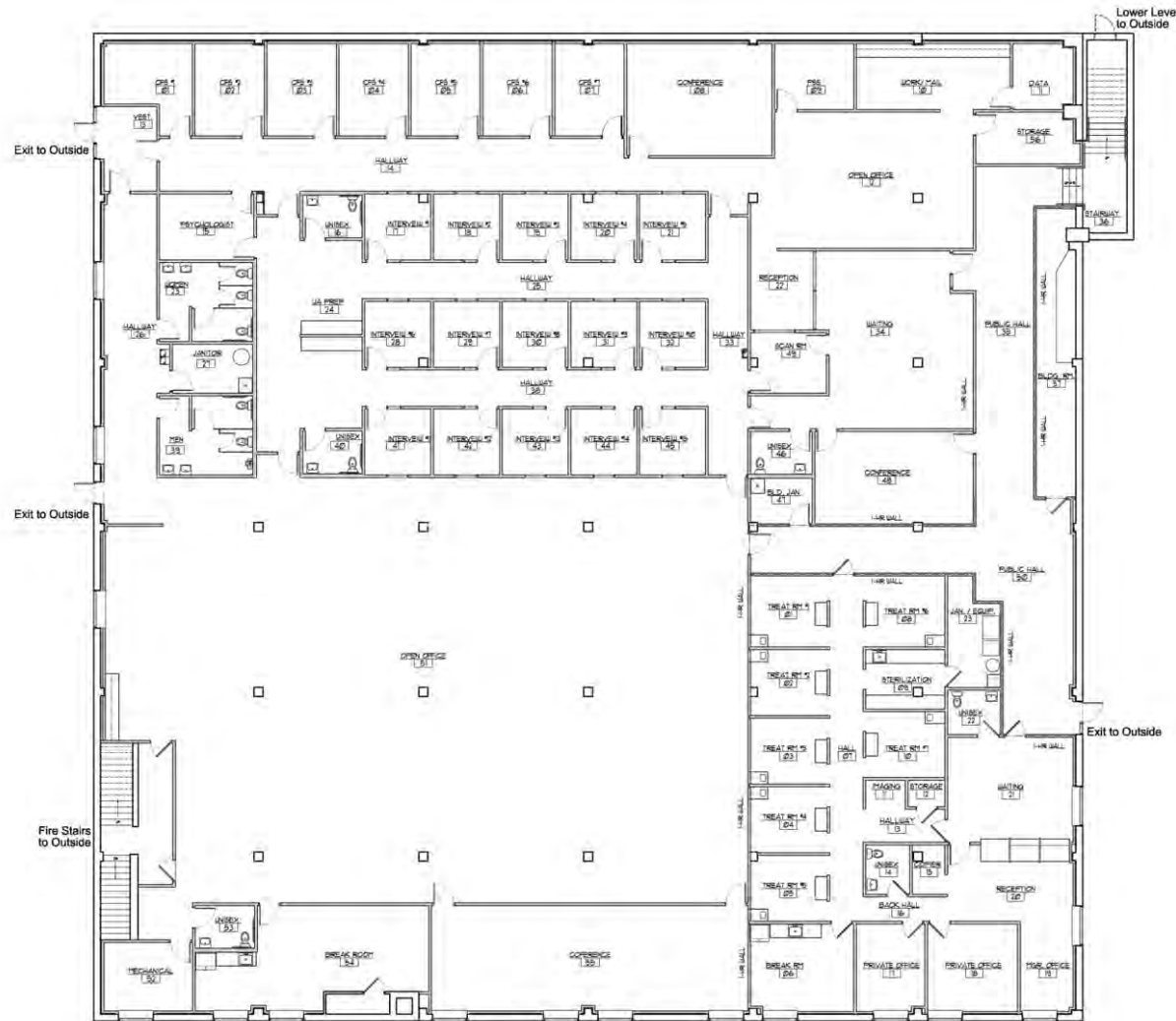
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FLOOR PLAN-LOWER LEVEL | INVESTMENT PORTFOLIO - 9.1% CAP RATE FOR SALE



PRO CARE Medical Center

613 N. 36th Street
Milwaukee, WI 53208

Salous Inc.

Construction Management

Nabil Salous 414.545.0766 nabilsalous@hotmail.com

Lower Level Plan

0 5 10 20 SCALE: 1/8"=1'-0"

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3727 W WISCONSIN AVE | INVESTMENT PORTFOLIO - 9.1% CAP RATE FOR SALE



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Anderson 
 **Commercial Group**

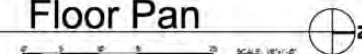
FLOOR PLAN | INVESTMENT PORTFOLIO - 9.1% CAP RATE FOR SALE



Salous Inc.
Construction Management
Nabil Salous 414.545.0766 nabilsalous123@gmail.com

PRO CARE Medical Center
3727 W. Wisconsin Ave.
Milwaukee, WI 53208

Floor Pan



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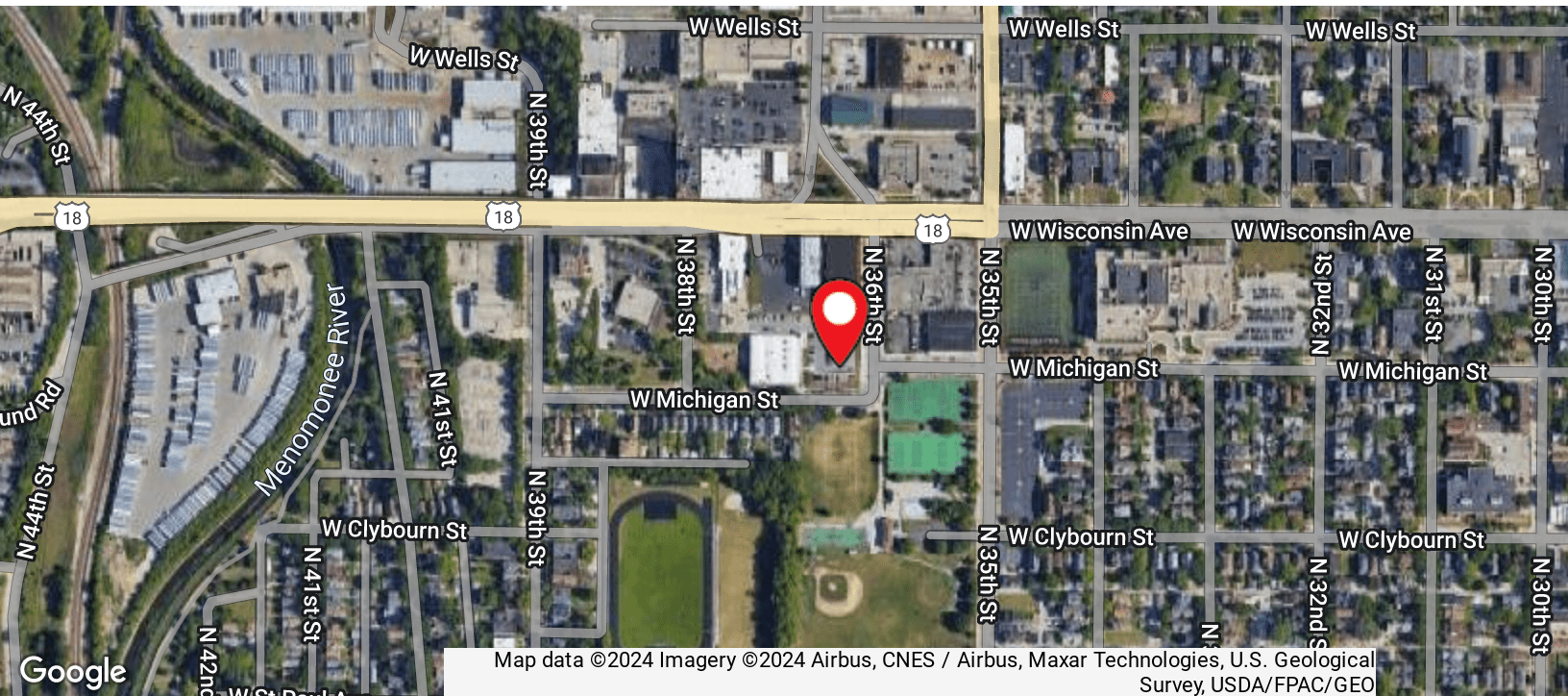
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LOCATION MAP | INVESTMENT PORTFOLIO - 9.1% CAP RATE FOR SALE



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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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