

## EXECUTIVE SUMMARY

Offering: Grubb & Ellis | Pfefferle has been retained by Witzel Lot 2, LLC to market for sale this high-quality medical office building as constructed and placed in service in 2007. The building is a two story structure with a total of 24,622 square feet and is fully leased. The first floor is a surgery center leased to ThedaCare, Inc. and the second floor is leased to Fox Valley Plastic Surgery, SC.

Investment Highlights: The offering brings to an investor an exceptional opportunity to acquire a first class medical office building in East Central Wisconsin. The property is located at the south end of a vibrant market area known as the Fox River Valley, extending from Oshkosh to the south and Green Bay to the northeast. The building is of the highest quality construction. The first floor consists of a state of the art surgery center which is leased to ThedaCare, Inc., a market leading healthcare system in the area. The entire second floor is master-leased to Fox Valley Plastic Surgery, SC, which is a well established, highly respected plastic surgery center in this market area.

- The ThedaCare lease is a ten year lease, expiring in 2018
- Fox Valley Plastic Surgery has a ten year lease, expiring in 2019
- Operating expenses are passed through to each tenant (see Lease abstracts)
- Cost of living index increases annually (see lease abstracts)
- 5-year options to renew each lease

Tenants: ThedaCare is the third largest healthcare employer in Wisconsin, and the largest employer in the state's second largest economic market – Northeast Wisconsin – with nearly 5,300 employees.

Fox Valley Plastic Surgery, SC has been providing personalized care since 1993. The surgeons, Dr. David Janssen, Founder, and William Doubek who joined the practice in 1998, are members of the American Society of Plastic Surgeons. Dr. Janssen is a member of the American Society of Aesthetic Plastic Surgery (ASAPS). Only 25% of cosmetic surgeons have membership in this prestigious society.

Property Overview: The site, which fronts on Witzel Avenue on Oshkosh's west side, is a 1.74 acre property with an asphalt paved parking lot having approximately 78 stalls. The building on the property is a two-story medical office building consisting of a total of 24,622 rentable square feet. The breakdown of the square footage includes the ThedaCare Surgery Center on the first floor of 11,422 sq. ft. plus 50% of the lower level which is 1,495, for a total of 12,917 square feet. The second floor consists of the plastic surgery suite of 8,777 sq. ft. plus 50% of the lower level which is 1,495, for a total of 10,272 rentable square feet. There is also 1,433 square feet on the second level that is unfinished space suitable for a sub-tenant or expansion space for the plastic surgery group. This unfinished space is master-leased by Fox Valley Plastic Surgery, SC., along with their main suite. An outline and description of the building follows.

The property has been professionally managed by Pfefferle Management since the building was placed in service (see attached documents).

