

## SALIENT FACTS AND CONCLUSIONS

<b>Property</b>	The subject property is a metal and concrete block frame medical clinic property located at 2400- Witzel Avenue in the City of Oshkosh. These improvements include two floors and a partial basement. Gross building area is approximately 23,181 square feet plus about 1,148 square feet of canopy area. The subject site is a rectangular shape with dimensions of approximately 380.5 by 199.6 feet. Site area is approximately 75,848 square feet, or about 1.74 acres.
<b>Type of Estate</b>	Fee simple, encumbered by building code restrictions and subject to easements.
<b>Present Owner</b>	Witzel Lot 2 LLC purchased the subject property as a vacant development site on August 9 <sup>th</sup> , 2004 for \$360,000, or approximately \$4.75 per square foot. This purchase price is perceived to be an arms length transaction with no undue influence between unrelated parties.
<b>Age of Building</b>	This new outpatient surgery center property was substantially completed by September 1 <sup>st</sup> , 2007.
<b>City Data</b>	City of Oshkosh, Winnebago County, Wisconsin.
<b>Neighborhood</b>	The subject property neighborhood consists of the Witzel Avenue corridor with Clairville Road to the west, Highway 21 to the north, Highway 41 to the east and West 9 <sup>th</sup> Avenue to the south. Within these boundaries are commercial and residential entities including Mercy Medical Center at the northeast corner of the intersection of South Oakwood Road and West 9 <sup>th</sup> Avenue. Aurora Medical Center is located to the north of the subject property at the southwest corner of the intersection of Highway 21 and North Westhaven Drive. Bio Life is located directly to the east of the subject property. Choice Bank is located to the west. A BP convenience gas mart is located across the street to the west of the new Choice Bank. A variety of single family, condominiums and apartments are also included within this growing neighborhood.
<b>Lot Size</b>	The subject site is a rectangular-shaped lot with an estimated site area of approximately 75,848 square feet, or about 1.74 acres.
<b>Improvements</b>	The subject improvements consist of a two story metal frame and concrete medical clinic structure with pitched roof sections and two drive-up canopies. Gross floor area is approximately 24,329 square feet including a partial basement and two canopies.
<b>Legal Constraints</b>	The subject property is zoned C-1 Neighborhood Business as defined by the City of Oshkosh.
<b>Flood Plain</b>	FEMA Map Number 55139C0215 E indicates that the subject parcel is in Zone X, an area to be determined to be outside the 100 and 500 year flood plain areas. The effective date of this map is March 17, 2003.



**GRUBB & ELLIS**  
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