

# For Sale

## Investment Opportunity - Rasmussen College

904 S. Taylor Street, Green Bay, WI 54303



**GRUBB & ELLIS.**

Pfefferle

Independently Owned and Operated



### Property Profile

- High cash on cash return (pro forma available upon request)
- Two entrances/exits off South Taylor Street
- Easy access and excellent visibility from Highway 41
- 10 minutes from Austin Straubel International Airport
- 5 minutes from Downtown Green Bay
- 7 minutes from Bay Park Square Mall shopping center

### Exclusive Advisors:

#### Thomas P. Martin

Commercial Real Estate Advisor  
920.560.5091 direct  
920.660.3333 cell  
tomm@gepwi.com

#### Tom Fisk

Commercial Real Estate Advisor  
920.560.5090 office  
920.619.6009 cell  
tomf@gepwi.com

### Snapshot

|                             |  |
|-----------------------------|--|
| <b>Asking Price:</b>        | \$6,490,000  |
| <b>Total Acreage:</b>       | 3.86   |
| <b>Total Rentable SF:</b>   | 25,200   |
| <b>Year Built:</b>          | 2007, addition in 2009                                   |
| <b>Current Occupancy:</b>   | 100%   |
| <b>Year 1 in Place NOI:</b> | \$586,155 (9/1/10 - 8/31/11)                             |
| <b>CAP Rate:</b>            | 9.03%  |
| <b>Parking:</b>             | 10 spaces per 1,000 SF                                   |
| <b>Financing:</b>           | Existing financing in place assumable to qualified buyer |

### To learn more, please contact:

Grubb & Ellis Pfefferle | 1263 Main St. | Suite 124 | Green Bay, WI 54302 | 920.884.5000 main | [www.gepwi.com](http://www.gepwi.com) | [www.grubb-ellis.com](http://www.grubb-ellis.com)

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**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

- 1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:
- 2 **BROKER DISCLOSURE TO CUSTOMERS**
- 3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
- 4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
- 5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
- 6 following duties:
- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
- 10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
- 12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
- 14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
- 17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
- 19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
- 20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
- 21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.
- 22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**
- 23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION, OR ANY INFORMATION
- 24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
- 25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
- 26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
- 27 PROVIDING BROKERAGE SERVICES TO YOU.
- 28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
- 33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
- 34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.
- 35 **CONFIDENTIAL INFORMATION:**

36  
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

38  
39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may

42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we

43 withdraw this consent in writing. **List Home/Cell Numbers:**

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*

46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that

49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect

50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision

51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence

52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce

53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information

54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or

55 agreement made concerning the transaction.

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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