



PROPERTIES FOND DU LAC



885 & 887 FOREST CR



893 & 895 FOREST CR



53 & 55 PIONEER PKWY.



54 & 56 PIONEER PKWY.



62 & 64 PIONEER PKWY.

DUPLEXES

DUPLEX PROPERTIES FOND DU LAC



53 & 55 PIONEER PKWY.



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893 & 895 FOREST CR

Property/Market Positioning Analysis

Duplex Investment Opportunity

Based on recommended pricing; likely to generate a 7-9% cap rate for investor. "General appearance of property is average or above." Investor likely to put value in area. and the good proximity to employment, schools, transportation & shopping. The market is active & normally there are no incentives typically being offered to buyers. Property values for comparable multi-family have been stable and within the ratio identified in the market conditions summary for the recent appraisals. Financing is readily available to qualified buyers.



885 & 887 FOREST CR

885 & 893 FOREST CIRCLE COMPARABLES



| Address | Sale Date | SF +/- | Sale/ Rental Price Per Month | Investment Comparable | Gross \$ - SF |
|------------------|-----------|--------|---------------------------------|--------------------------|---------------|
| 885 FOREST CR | - | 2160 | \$1,050 | - | .49 |
| 893 FOREST CR | - | 2160 | \$1,050 | - | .49 |
| 104 3RD ST | 10/2007 | 2049 | \$ 95k | Residential Sale | - |
| 477 FOREST AVE | N/A | 1884 | \$1,000 | Unknown | .53 |
| 68 WESTERN AVE | N/A | 2206 | \$875 | Unknown | .40 |
| 667 E PIONEER RD | N/A | 1752 | \$1,145 | Unknown | .65 |
| 428 LINDEN ST | 05/2008 | 2068 | \$102.5k | Residential Sale | - |

54 & 62 PIONEER PKWY COMPARABLES



| Address | Sale Date | SF +/- | Sale/ Rental Price Per Month | Investment Comparable | Gross \$ - SF |
|------------------|-----------|--------|---------------------------------|--------------------------|---------------|
| 54 PIONEER PKWY | - | 2016 | \$950 | - | .47 |
| 62 PIONEER PKWY | - | 1872 | \$825 | - | .44 |
| 104 3RD ST | 10/2007 | 2049 | \$ 95k | Residential Sale | - |
| 477 FOREST AVE | N/A | 1884 | \$1,000 | Unknown | .53 |
| 68 WESTERN AVE | N/A | 2206 | \$875 | Unknown | .40 |
| 667 E PIONEER RD | N/A | 1752 | \$1,145 | Unknown | .65 |
| 428 LINDEN ST | 05/2008 | 2068 | \$102.5k | Residential Sale | - |

53 PIONEER PKWY COMPARABLES



| Address | Sale Date | SF +/- | Sale/ Rental Price Per Month | Investment Comparable | Sale / Gross \$ - SF |
|-----------------|-----------|--------|---------------------------------|--------------------------|-------------------------|
| 53 PIONEER PKWY | - | 2496 | \$1,070 | - | .43 |
| 126 E 2ND ST | N/A | 2728 | \$1,275 | Unknown | .47 |
| 140 E ARNDT ST | N/A | 1814 | \$1,160 | Unknown | .64 |
| 103 HAMILTON | N/A | 2332 | \$875 | Unknown | .57 |



OPINION OF VALUE

DUPLEXES FOND DU LAC, WI

| Property | Listing Price |
|-------------------|----------------------|
| 53 PIONEER PKWY | \$124,900 |
| 54 PIONEER PKWY | \$109,000 |
| 62 PIONEER PKWY | \$109,000 |
| 885 FOREST CIRCLE | \$114,900 |
| 893 FOREST CIRCLE | \$114,900 |
| Totals | \$572,700 |

ALL-INCLUSIVE PRICING **\$564,900**

Co-Broke Commission Structure: **2.5%**



MAP.

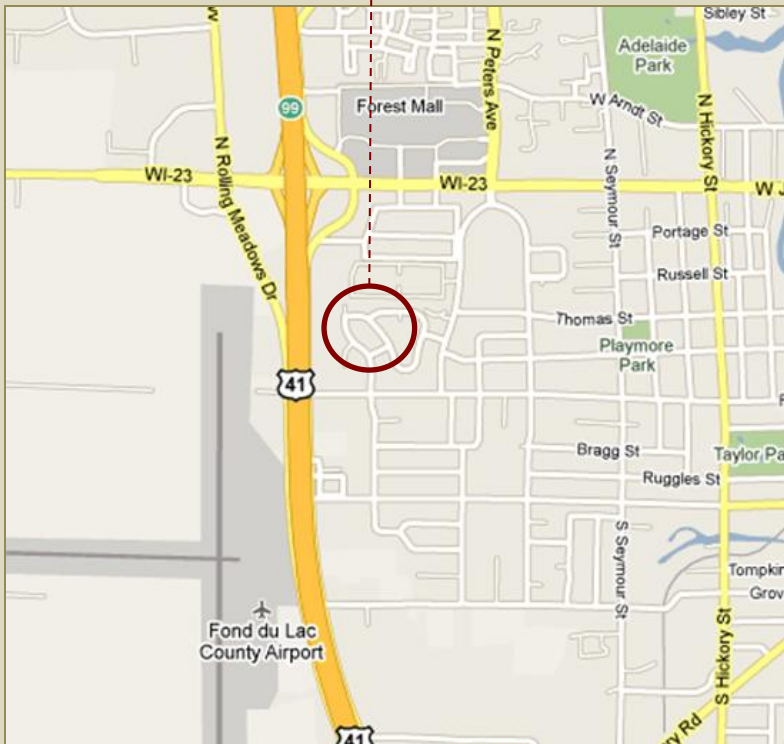
Contact Alex or Tom today for a personalized tour.

920-539-7014

www.zacommercial.com



DUPLEXES FOND DU LAC



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