

FOR SALE

OPERATING MOTEL & MIXED-USE PROPERTY

**1033 SOUTHEAST FRONTAGE ROAD (USH 41)
VILLAGE OF MOUNT PLEASANT, RACINE COUNTY WI**



Pitts Brothers & Associates, LLC
6309 – 60th Street, Suite 100
Kenosha, WI 53144
Pittsbrothers.com

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Information shown on this sheet was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made to the accuracy thereof and is subject to correction.

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Address

- 1033 Southeast Frontage Rd. (USH 41)
- Village of Mount Pleasant, Racine County WI

Lot Size

- ± 2.882 Acres, or 125,548 Sq. Ft. - Total

Building Characteristics

- | | |
|----------------------------|---|
| ▪ Ground Floor | 13,191 sq. ft. |
| ▪ Enclosed Entry | 4,492 sq. ft. |
| ▪ Second/Third Floor | 3,042 sq. ft. |
| <hr/> | |
| ▪ Total Building Area | 20,725 sq. ft. |
| ▪ Year Built | 1950 |
| ▪ No. of Guest Rooms: | Thirty (30) |
| ▪ No of Apartments: | Two (2) including: <ul style="list-style-type: none">- Four (4) bed/2 bath- Two (2) bed/2 bath |
| ▪ Additional Improvements: | 420 sq. ft. garage |

Property/Building Features

- Two (2) building operating independent motel complex including a two and a quarter (2 ¼) story A-frame building with eight (8) ground floor motel rooms with an attached garage and an upper level four (4) bedroom, two (2) bath apartment and a one-story motel complex with twenty-two (22) motel rooms and a manager's office with connecting two (2) bedroom apartment unit.
- High exposure with 89,400 vehicles per day traveling along Interstate "94."
- Property is zoned B-4 Highway Business with a number of adaptable commercial uses.
- The property's strategic location off Interstates "94" and STH "20" gives the hotel prime visibility and easy accessibility.

Economics

- Asking price: \$2,000,000



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Motel Building

- Single-story building
- 13,903 sq. ft. - gross building area
- Twenty-two (22) guest rooms
- Manager's office
- Two (2) bed apartment unit
- Two (2) laundry rooms
- Utility/storage area

A-Frame Mixed Use Building

- 2 ¼ story building
- 7,392 sq. ft. – gross building area
- Eight (8) guest rooms
- Four (4) bedroom apartment unit
- Attached garage unit



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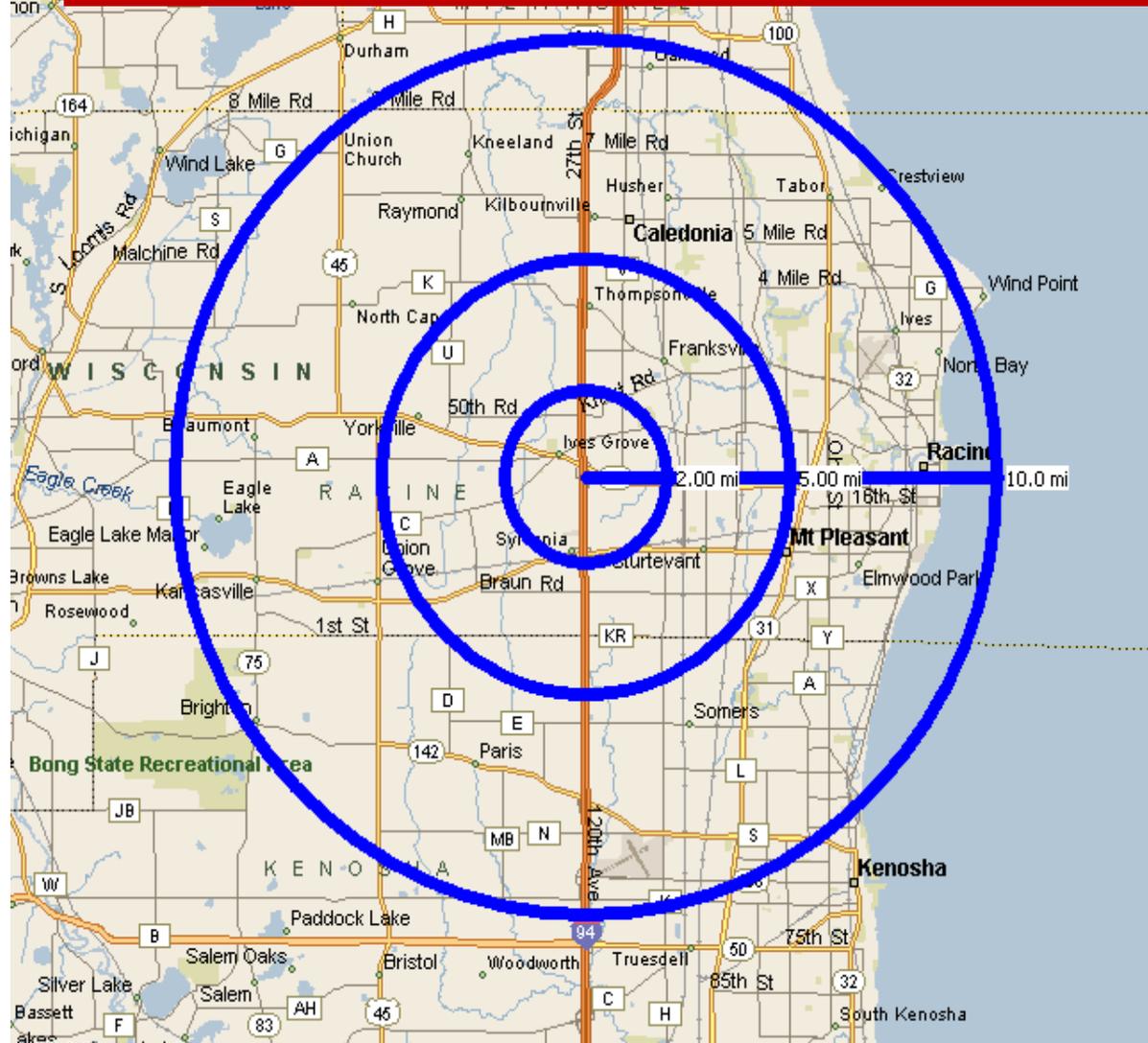
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DEMOGRAPHICS

2, 5- & 10-MILE RADIUS



POPULATION

2 Miles:	929
5 Miles:	23,926
10 Miles:	193,115



HOUSEHOLDS

2 Miles:	342
5 Miles:	9,082
10 Miles:	74,922



AVERAGE HH INCOME

2 Miles:	\$100,743
5 Miles:	\$86,655
10 Miles:	\$75,816



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STATE OF WISCONSIN BROKER DISCLOSURE To Non-Residential Customers Wisconsin

Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf, the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.*
- *The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(I) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.



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The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

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

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision 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 that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information 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 agreement made concerning the transaction.



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