

**Appleton Festival Foods
Property Photos**



Property Summary

Client:	Festival Foods	GENERAL DESCRIPTION	
Property Owner	CADET 23 LLC	ACREAGE:	7.35
Property Name	Appleton Festival Foods	BUILDING:	
PARCEL:	31-5-9494-10	SF:	83,926
ADDRESS:	1200 W Northland	YR. BUILT:	1981
CITY:	Appleton		
STATE:	WI	PROPERTY TYPE:	Supermarket
SUBMARKET:	Outagamie	TENANCY:	Single

Assessment Summary & Comments

	TY 2025	TY 2024
Land:	\$ 1,201,000	\$ 1,201,000
Building:	\$ 8,238,800	\$ 8,238,800
Total FMV:	\$ 9,439,800 \$ 112	\$ 9,439,800 \$ 112
Abated:	0%	0%
Total Taxable AV:	\$ 9,439,800	\$ 9,439,800
Tax Rate:	1.5400%	1.5400%
Taxes:	\$ 145,373 \$ 1.73	\$ 145,373 \$ 1.73
	% Change: 0.00%	

Indicated Values

Reconciliation of Suggested Values	Per SF	Value
Sales Comparison	\$90.00	\$ 7,553,340
DMA Suggested Value	\$90.00	\$ 7,553,340
2025 Assessment	\$112.48	\$ 9,439,800

Sale Comparables

	Subject	Sale Comp #1	Sale Comp #2	Sale Comp #3	Sale Comp #4	Sale Comp #5
Location	1200 W Northland	7025 W Main St	750-800 N Union St	11300 N port Washington	1901 63rd St	9366 Hwy 16
City	Appleton	Milwaukee	Mauston	Mequon	Kenosha	Onalaska
State	WI	WI	WI	WI	WI	WI
Date of Sale	Assessment	1/15/2025	3/17/2024	3/31/2023	For Sale	1/17/2023
Building Type	Supermarket	Supermarket	Supermarket	Supermarket	Supermarket	Supermarket
Sale Price	\$9,439,800	\$4,350,000	\$3,150,000	\$6,200,000	\$6,000,000	\$4,350,000
Square Feet	83,926	45,000	80,213	45,682	56,091	94,858
Effective Year Built	1981	2012	1987	1998	2007	1989
Lot Size	7.35	5.14	6.44	5.51	5.6	8.41
Land to Building Ratio	3.81	4.98	3.50	5.25	4.35	3.86
Sale Price per Sq. Ft.	\$112.48	\$96.67	\$39.27	\$135.72	\$106.97	\$45.86

Adjustments

	Subject	Sale Comp #1	Sale Comp #2	Sale Comp #3	Sale Comp #4	Sale Comp #5
Market Conditions		0.0%	0.0%	5.0%	0.0%	5.0%
Size		-3.9%	-0.4%	-3.8%	-2.8%	1.1%
Year Built		-15.5%	-3.0%	-8.5%	-13.0%	-4.0%
Location		20.0%	12.0%	-15.0%	0.0%	5.0%
Land to Building Ratio		-3.5%	1.0%	-4.3%	-1.6%	-0.1%
Total Adjustment		-2.9%	9.6%	-26.6%	-17.4%	7.0%
Adjusted Sale Price per Sq. Ft.		\$93.89	\$43.03	\$99.56	\$88.37	\$49.05

Gross Adjustments

43

16

37

17

15

Market Conditions - Costar Rental Rates

Location - 10% -20% For Better Location

Size - 1% for every 10,000 sq ft difference

Yr Built - .5% Depreciation Applied

LB Ratio - 3% Per Increment of Excess Land

Average Sale Price/SF

\$74.78

Median Sale Price/SF

\$88.37

Applied for Subject

\$90.00

Indicated Value

\$7,553,340

**7025 W Main St**

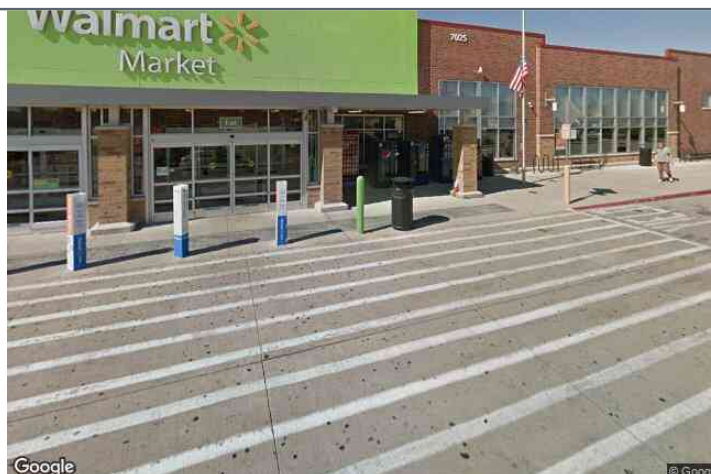
Milwaukee, WI 53214 (Milwaukee County) - West Allis Submarket



Retail

Sale Summary

Sold	1/15/2025
Sale Price	\$4,350,000 (\$96.67/SF)
GLA	45,000 SF
Price Status	Confirmed
Built	2012
Land Area	5.14 AC/223,898 SF
Sale Comp Status	Research Complete
Sale Comp ID	7121340
Parcel Numbers	419-0209-112



Contacts

Type	Name	Location	Phone
Recorded Buyer	Seismontes LLC	-	-
True Buyer	Robert Montemayor	Milwaukee, WI 53215	(414) 788-5931
Contacts	Robert Montemayor (414) 788-5931		
Buyer Broker	CBRE	Milwaukee, WI 53202	(414) 273-0880
Contacts	Peter Glaser (414) 688-8406		
Recorded Seller	Walmart Real Estate Business Trust	Bentonville, AR 72716	(479) 273-4000
True Seller	Walmart Inc.	Bentonville, AR 72716	(479) 273-4000
Listing Broker	CBRE	Milwaukee, WI 53202	(414) 273-0880
Contacts	Yoni Zvi (414) 708-1818		

Property Details

Tenancy	Single	Building FAR	0.20
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Transaction Details

Sale Date	1/15/2025	Sale Price	\$4,350,000 (\$96.67/SF)
Land Price	\$846,305/AC (\$19.43/SF)	Sale Type	Owner User
Hold Period	156 Months	Zoning	CS
Parcel Number	419-0209-112		





750-800 N Union St - Mauston K-Mart Plaza

Mauston, WI 53948 (Juneau County) - Wisconsin South Area Submarket



Retail

Sale Summary

Sold	5/17/2024
Sale Price	\$3,150,000 (\$39.27/SF)
GLA	80,213 SF
Price Status	Full Value
Built	1987
Land Area	6.44 AC/280,313 SF
Sale Comp Status	Research Complete
Sale Comp ID	6730584
Parcel Numbers	29-251-1648.1



Contacts

Type	Name	Location	Phone
Recorded Buyer	MOH Holdings LLC	-	-
True Buyer	Jay's Power Center	Reedsburg, WI 53959	(608) 768-3297
Contacts	Jay Mittelstaedt (608) 768-3297		
Recorded Seller	MKB Mauston, LLC	Onalaska, WI 54650	-
True Seller	Festival Foods	De Pere, WI 54115	(920) 964-3400
Listing Broker	CBRE	Milwaukee, WI 53202	(414) 273-0880
Contacts	Peter Glaser (414) 688-8406		

Property Details

Center Type	Neighborhood Center	Tenancy	Multi
Number of Tenants	3	Building FAR	0.29
Parking Spaces	663 Surface Spaces; Ratio of 8.27/1,000 SF		

Transaction Details

Sale Date	5/17/2024	Sale Price	\$3,150,000 (\$39.27/SF)
Land Price	\$489,503/AC (\$11.24/SF)	Sale Type	Owner User
Time On Market	3 Months 2 Days	Hold Period	5 Months
Recording Date	5/17/2024	Zoning	Planned Business
% Improved	84.65%	Document Number	6769097
Parcel Number	29-251-1648.1		

Previous Sale

Sale Date	12/21/2023	Sale Price	\$2,587,597 (\$32.26/SF)
Sale Type	Investment	Comp ID	6607197
Comp Status	Research Complete	Sale Conditions	Purchase By Tenant





Sale Summary

Sold	5/31/2023
Sale Price	\$6,200,000 (\$135.72/SF)
GLA	45,682 SF
Price Status	Confirmed
Built/Renovated	1998/2002
Land Area	5.51 AC/240,016 SF
Sale Comp Status	Research Complete
Sale Comp ID	6410694
Parcel Numbers	150201101000



Contacts

Type	Name	Location	Phone
True Buyer	Devo Properties	Mequon, WI 53092	(262) 240-1500
Buyer Broker	CBRE	Milwaukee, WI 53202	(414) 273-0880
Contacts	Max Rasansky (414) 274-1605		
Recorded Seller	Schmidt Mequon LLC	Milwaukee, WI 53202	(414) 271-5385
True Seller	Boulder Venture	Milwaukee, WI 53202	(414) 271-5385
Contacts	Robert Schmidt (414) 271-5385		
Listing Broker	Colliers	Milwaukee, WI 53202	(414) 276-9500
Contacts	Joshua Minkin (414) 278-6869		

Property Details

Center Type	Neighborhood Center	Tenancy	Multi
Number of Tenants	2	Docks	2 exterior
Building FAR	0.19		
Parking Spaces	283 Surface Spaces; Ratio of 6.20/1,000 SF		
Frontage	312' on Port Washington Rd (with 3 curb cuts)		

Transaction Details

Sale Date	5/31/2023	Sale Price	\$6,200,000 (\$135.72/SF)
Land Price	\$1,125,225/AC (\$25.83/SF)	Sale Type	Investment
Time On Market	5 Months 18 Days	Hold Period	180 Months
Zoning	B-2	% Improved	54.85%
Parcel Number	150201101000		

Previous Sale

Sale Date	5/20/2008	Sale Price	\$10,850,000 (\$237.51/SF)
Sale Type	Investment	Comp ID	1618715
Comp Status	Research Complete		



9366 State Highway 16 - East Towne Plaza

Onalaska, WI 54650 (La Crosse County) - La Crosse/Onalaska Submarket



Retail

Sale Summary

Sold	1/17/2023
Sale Price	\$4,350,000 (\$45.87/SF)
GLA	94,828 SF
Price Status	Confirmed
Built/Renovated	1989/2023
Land Area	8.41 AC/366,340 SF
Sale Comp Status	Research Complete
Sale Comp ID	6280466
Parcel Numbers	018-003589-009



Contacts

Type	Name	Location	Phone
Recorded Buyer	DD71 LLC	-	-
True Buyer	Corta Development	Miami, FL 33157	(404) 625-5199
Contacts	Cory Presnick (404) 625-5119		
Buyer Broker	None on the deal	-	-
Recorded Seller	Wisconsin Properties, LLC	Morton Grove, IL 60053	(847) 583-0100
True Seller	Shahram Afshani	Los Angeles, CA 90014	-
Contacts	Shahram Afshani (213) 622-8421		
Listing Broker	Founders 3	Milwaukee, WI 53202	(414) 271-1111
Contacts	Tom Treder (262) 853-2822, Tom Bruss (414) 688-8820		

Property Details

Tenancy	Multi	Number of Tenants	5
Building FAR	0.26		
Parking Spaces	481 Surface Spaces; Ratio of 5.82/1,000 SF		
Frontage	377' on County Road PH		

Transaction Details

Sale Date	1/17/2023	Sale Price	\$4,350,000 (\$45.87/SF)
Land Price	\$517,241/AC (\$11.87/SF)	Sale Type	Investment
Hold Period	57 Months	Zoning	M1 Light Indus w/ PICD Ov
% Improved	52.64%	Document Number	1803927
Parcel Number	018-003589-009		

Previous Sale

Sale Date	4/26/2018	Sale Price	Withheld
Comp ID	4287678	Comp Status	Research Complete
Sale Conditions	Investment Triple Net +1		





1901 63rd St - Uptown Brass Center

Kenosha, WI 53143 (Kenosha County) - Kenosha East Submarket



Retail

Sale Summary

Under Contract	1,282 Days on Market
Asking Price	\$6,000,000 (\$105.97/SF)
GLA (% Leased)	56,622 SF (100%)
Built	2007
Land Area	5.60 AC/243,936 SF
Parcel Numbers	05-123-06-251-005



Contacts

Type	Name	Location	Phone
Listing Broker	Mid-America Real Estate – Wisconsin, LLC	Milwaukee, WI 53203	(414) 273-4600
Contacts	Dan Rosenfeld (414) 617-8682		

Property Details

Tenancy	Single	Ceiling Height	19'
Docks	2 exterior	Building FAR	0.23
Parking Spaces	420 Surface Spaces; Ratio of 3.93/1,000 SF		
Frontage	200' on 63rd St (with 2 curb cuts)		

Transaction Details

Sale Type	Investment or Owner User	Zoning	B-4
% Improved	87.36%		
Parcel Number	05-123-06-251-005		

Previous Sale

Sale Date	9/15/2014	Sale Price	\$9,250,000 (\$163.36/SF)
Sale Type	Investment	Pro Forma Cap Rate	6.8%
Comp ID	3118828	Comp Status	Research Complete
Sale Conditions	Investment Triple Net		

