

212 E Green Bay Street, Shawano, WI



Seller Financing  
Available up to  
\$250K at 6%  
Interest Rate!

**PRICE  
REDUCED!**



For additional information, please contact:

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All potential buyers must take appropriate measures to verify all of the information set forth herein and to consult with a financial adviser and other experts such as an appraiser or CPA.

# Property Overview

## Features:

- Retail center in the heart of downtown Shawano, featuring below-market rents and listed at \$96.80 PSF — significant upside potential
- Solid investment anchored by established regional and multi-location tenants such as Miracle-Ear and Advanced Physical Therapy
- Long-term occupancy stability, with an average tenant tenure of 13.38 years
- Strong estimated debt service coverage ratio of 1.38
- Excellent visibility and convenient access via multiple ingress and egress points.

## Details:

This property offers a rare opportunity to acquire a well-located retail center near the heart of downtown Shawano. The property is fully leased and anchored by long-standing tenants, with an average occupancy exceeding 13 years, providing stable, immediate cash flow. Below-market rents present a clear path for upside through strategic rent adjustments. With multiple access points and strong visibility, the location offers both high exposure and operational convenience. For investors seeking value-add potential and a solid income-producing asset, this property delivers strong fundamentals and long-term growth opportunity.

9%

Cap Rate

\$1,475,000

Sale Price

15,238 SF

Building Size

AMPLE ONSITE

Parking

0.52

Acres

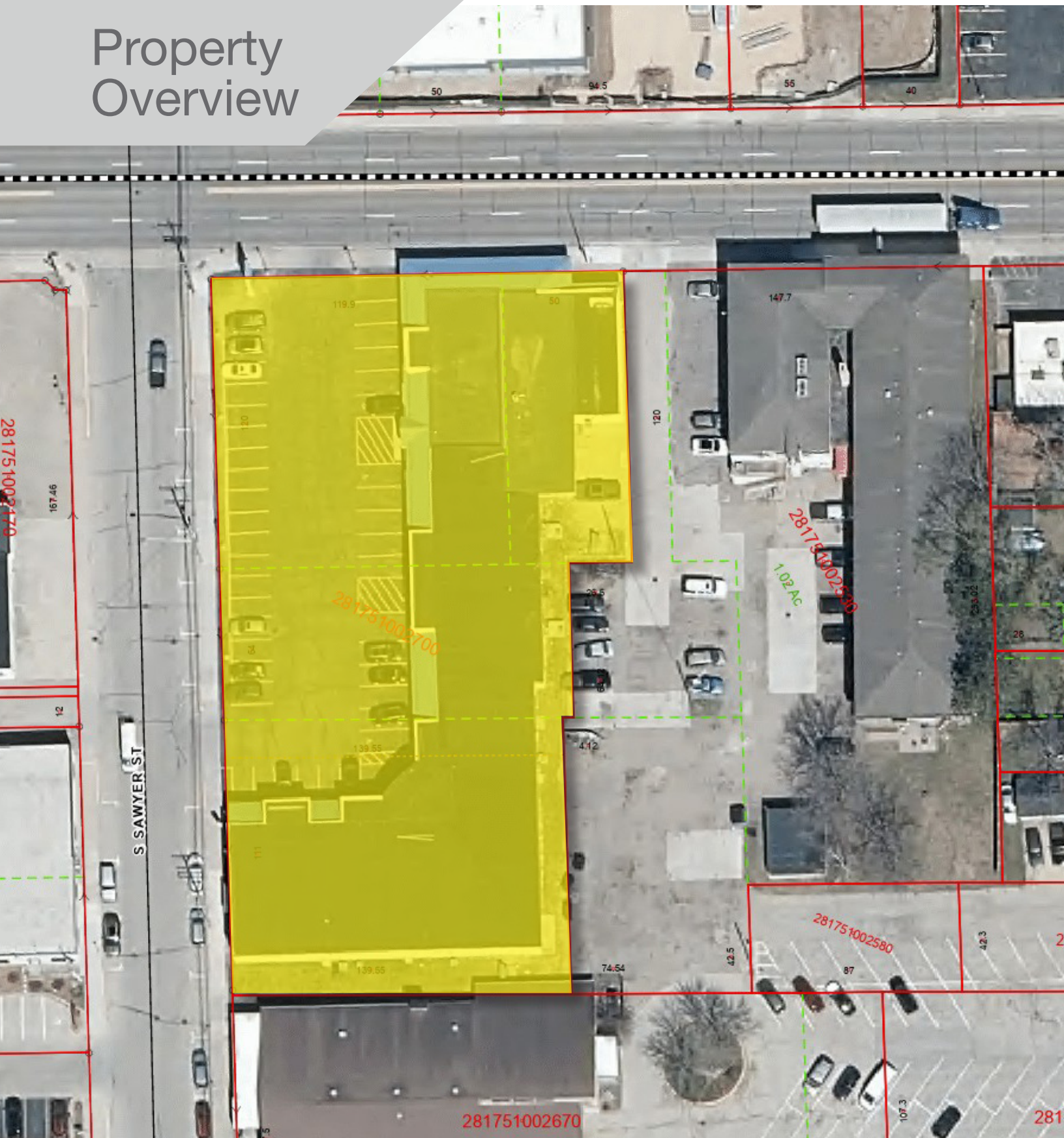
COMMERCIAL

ZONING

2004

Year Built

# Property Overview



# Financial Analysis

## 9% CAP RATE

### RENT ROLL (LEASE TYPE = N)

Tenant	Suite	SF	% Building Share	LEASE TERM		ACTUAL BASE RENT			Annual Increases	Property Tax Reimbursement
				Begin	End	Monthly	PSF/ Month	Annually		
Advanced Pain Therapy	A	5,150	33.8%	3/1/2008	3/30/2029	\$4,442	\$10	\$53,304	\$150	\$10,681.00
Valhalla Fitness	C	4,000	26.3%	12/1/2017	11/1/2028	\$2,860	\$8.58	\$34,320	N/A	\$8,310.96
Miracle Ear	D	1,300	8.5%	2/1/2025	1/31/2030	\$995	\$9.18	\$11,940	\$360	\$2,686.05
Energy Services	E	1,000	6.6%	8/1/2022	7/31/2026	\$1,050	\$12.60	\$12,600	\$600	\$2,085.64
Heights Finance	F	1,788	11.7%	2/1/2026	1/31/2029	\$1,459	\$9.79	\$17,508	N/A	\$3,697.27
Staff of Life	G	2,000	13.1%	9/1/1993	12/31/2026	\$1,300	\$7.80	\$15,600	\$25	\$4,139.68
<b>Totals</b>		<b>15,238</b>				<b>\$12,106</b>	<b>\$9.66</b>	<b>\$145,272</b>		<b>\$31,600.60</b>

Occupied Tenants: 6

Occupied GLA: 100%

Unoccupied GLA: 0.000%

Strong Historical Occupancy: Average Tenancy of 13.38 Years

### VALUATION SUMMARY

	ACTUAL
Price	\$1,475,000
Required Equity	\$376,125
Cap Rate	9%
Price Per Square Foot	\$96.80
<b>Net Operating Income</b>	<b>\$132,716</b>
Debt Service	(\$95,952.60)
Cash Flow After Debt	\$36,763.40
Cash on Cash Return	10.23%

### FINANCE SUMMARY

	LOAN TYPE: CONVENTIONAL
Loan Principal	(\$1,106,250)
Interest Rate	7.25%
Loan Term (Years)	5 Years
Amortization Period (Years)	25 Years
Interest Only Period (Months)	0 Months
Loan Fee	0.50%
Actual (Annualized) Debt Coverage Ratio	1.38

# Financial Analysis

## 9% CAP RATE

### CASH FLOW

REVENUE	2025 ESTIMATE	
	\$ Per Year	\$ Per SF
Base Rental Revenue	\$145,884	\$9.57
Reimbursement Revenue (Property Taxes)	\$31,601	\$2.07
<b>Total Gross Revenue</b>	<b>\$177,485</b>	<b>\$11.65</b>
Credit Loss/Vacancy	\$0.00	\$0.00
<b>Effective Gross Revenue</b>	<b>\$177,485</b>	<b>\$11.65</b>

### EXPENSES

Repairs & Maintenance	(\$5,835)	(\$0.38)
Utilities	\$0.00	\$0.00
Landscaping	(\$2,950)	(\$0.19)
Insurance	(\$4,380)	(\$0.29)
Real Estate Taxes	(\$31,601)	(\$2.07)
<b>Total Operating Expenses</b>	<b>(\$44,766)</b>	<b>(\$2.94)</b>

### NET OPERATING INCOME

<b>NET OPERATING INCOME</b>	\$132,719	\$8.71
Cash Flow Before Debt	\$132,719	\$8.71

# Demographics



## POPULATION

1 MILE:	5,883
3 MILES:	11,729
5 MILES:	13,943



## AVERAGE INCOME

1 MILE:	\$83,057
3 MILES:	\$88,337
5 MILES:	\$91,049



## AVERAGE HOUSEHOLDS

1 MILE:	2,629
3 MILES:	5,267
5 MILES:	6,260



## EMPLOYEES

1 MILE:	2,890
3 MILES:	6,395
5 MILES:	7,000

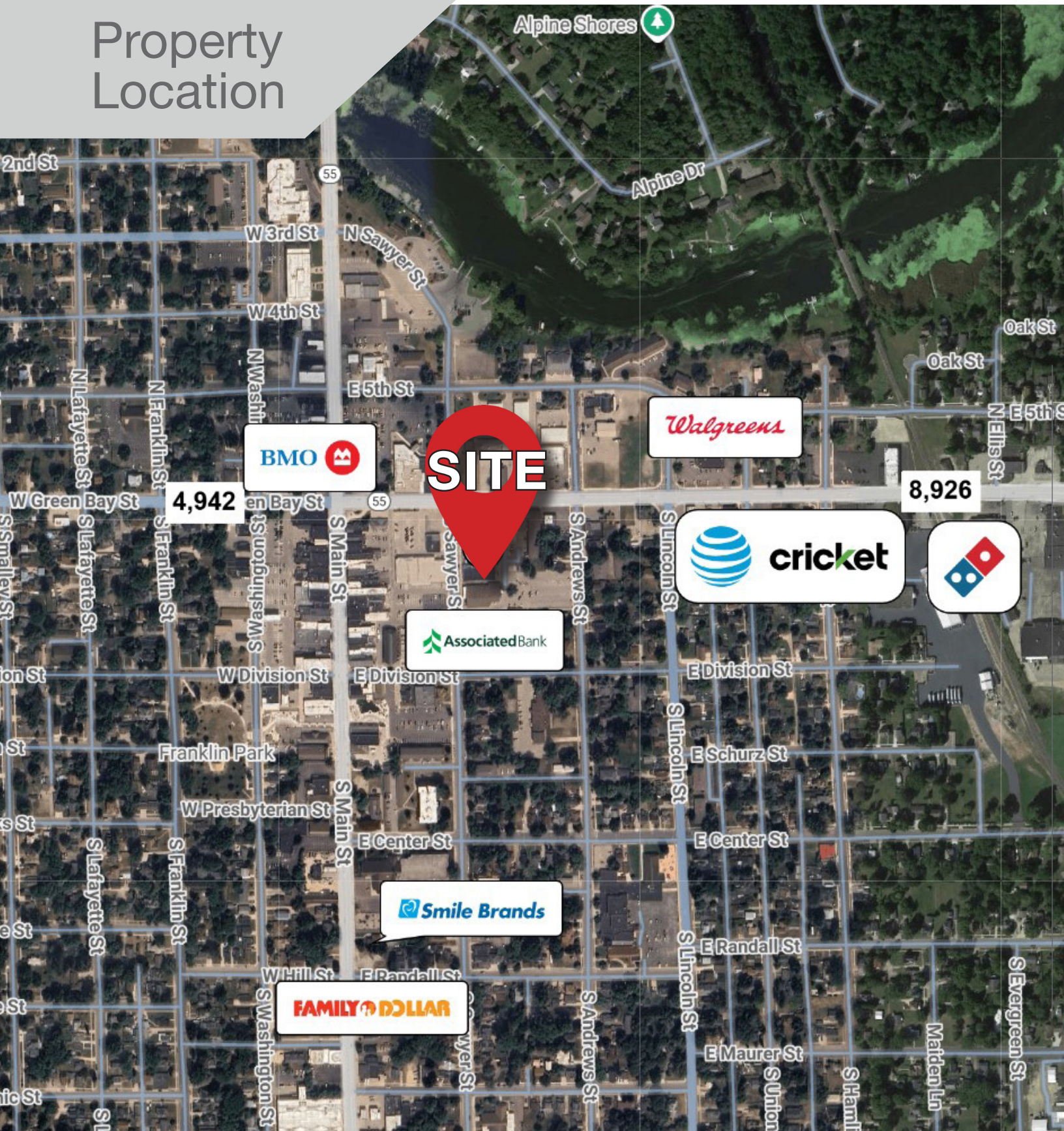


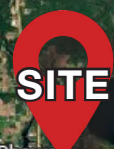
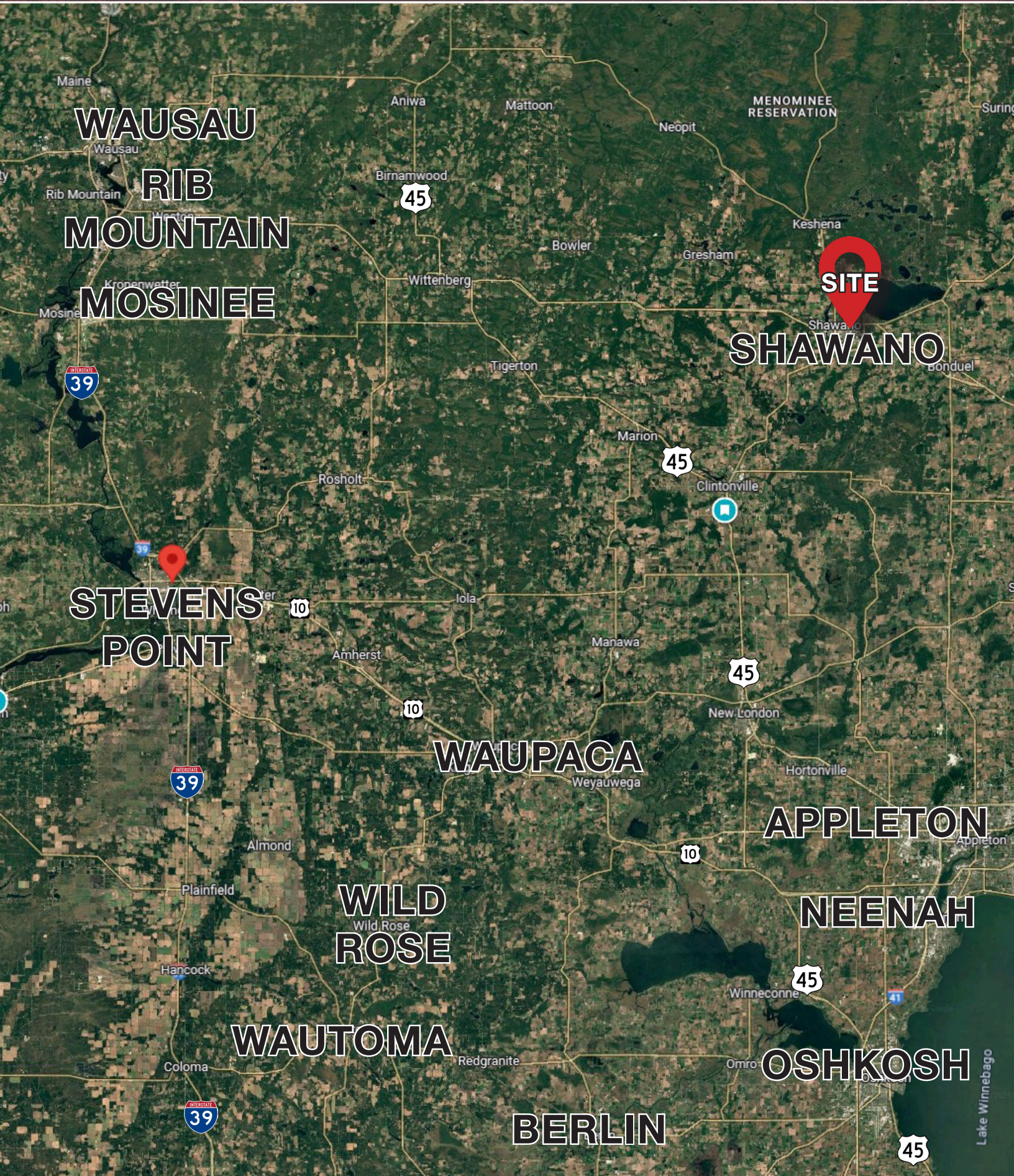
## BUSINESSES

1 MILE:	263
3 MILES:	490
5 MILES:	523



# Property Location





**SITE**

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