

# NNN Investment Opportunity

1401 N CASALOMA DR  
APPLETON, WI

W3171 SPRINGFIELD DR  
APPLETON, WI



Available Individually  
or as a Package

## ANYTIME FITNESS APPLETON PORTFOLIO

# The Offering

Two (2) free-standing Anytime Fitness locations in Appleton, Wisconsin. These are available individually or as a package.

W3171 Springfield Drive is new 2 story building constructed for Anytime Fitness in 2017. This location serves the east Appleton and surrounding market. Located just off the intersection of Calumet (County Highway KK) and Eisenhower Drive.

1401 N. Casaloma Drive is a renovated building 100% occupied by Anytime Fitness. This location serves the west Appleton and surrounding market.

Both locations have new 11 year net leases operated by Bandon Fitness. Bandon Fitness is the largest Anytime Fitness franchisee who operate 220 locations across the country.

Landlord is responsible for the structural components of the Premises including roof, exterior walls, foundation, floor slab, gutters, and water spouts. All other items are the responsibility of the Tenant. Taxes are paid monthly with base rent.

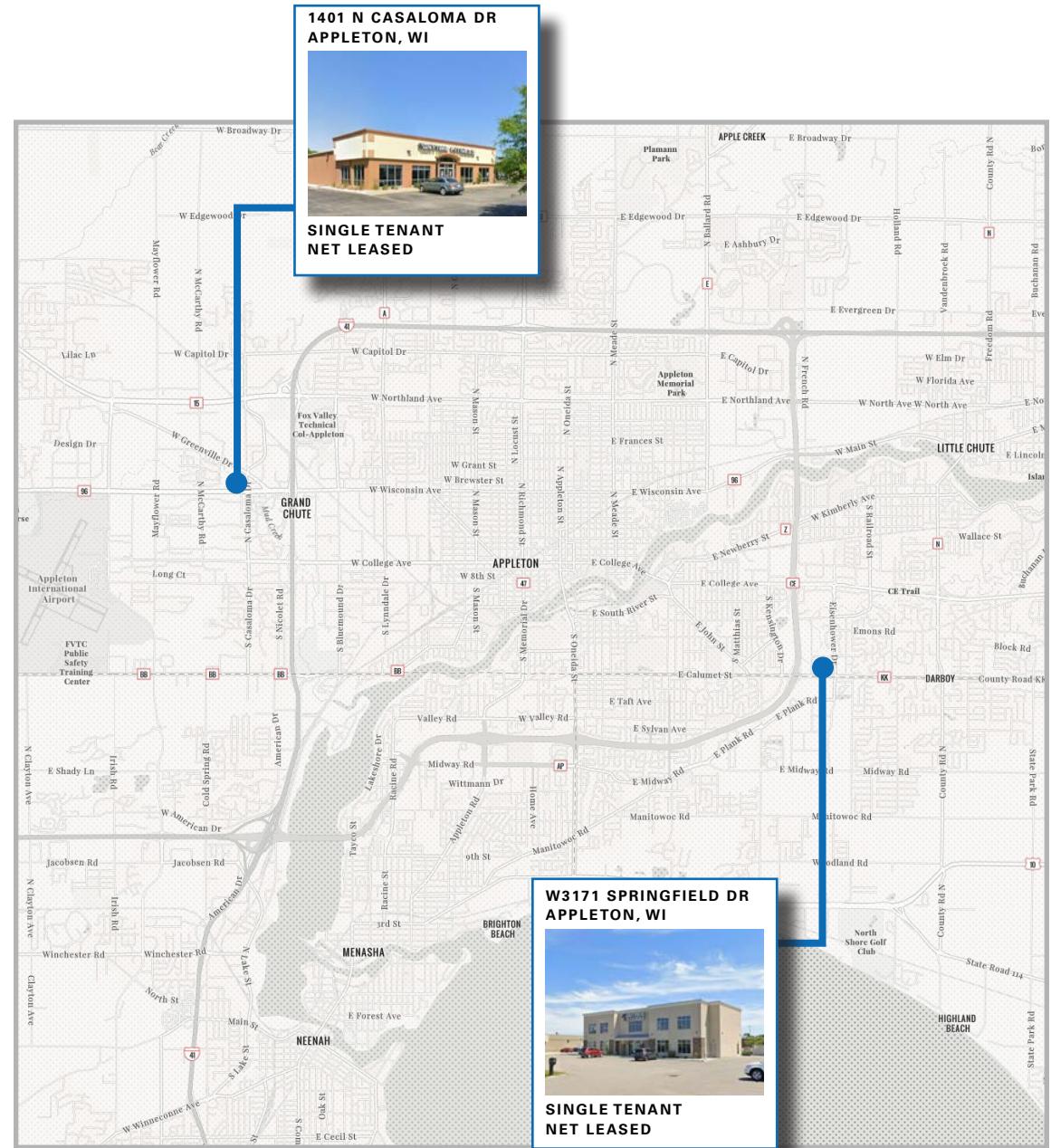
W3171 Springfield Drive is offered for sale at \$1,511,111 (6.75% cap).

1401 N. Casaloma Drive is offered for sale at \$1,511,111 (6.75% cap).

### CONTACT

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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# Property Overview

1401 N Casaloma Dr, Appleton, WI

**±7,609 SF**

Rentable Area

**±1.32 AC**

Land Area

**1975**

Year Built

**\$102,000**

Net Operating Income

**6.75%**

Cap Rate

**\$1,511,111**

Sale Price

**Single**

Tenancy

**12-31-2033**

Expiration Date

**101086805**

Tax Key

**\$12,099.79**

Taxes - 2021

**Town of  
Grand Chute**  
Municipality



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# Building Photos

1401 N Casaloma Dr, Appleton, WI



CLICK TO VIEW  
3D TOUR

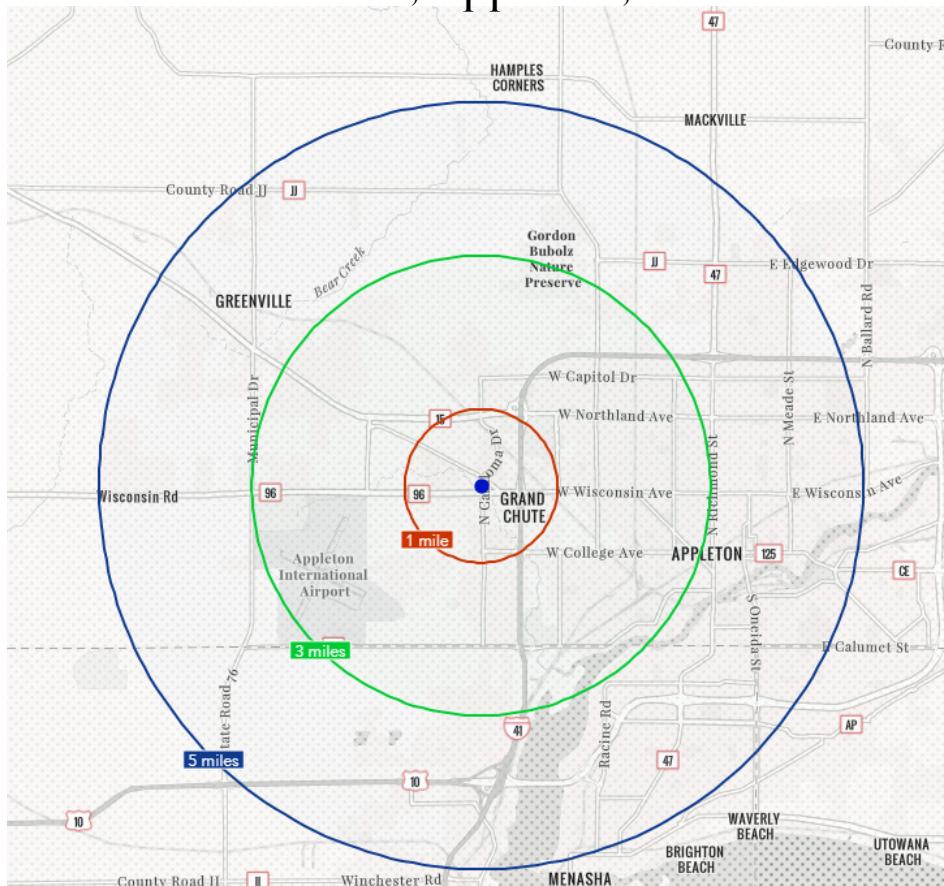


1401 N CASALOMA DR  
APPLETON, WI

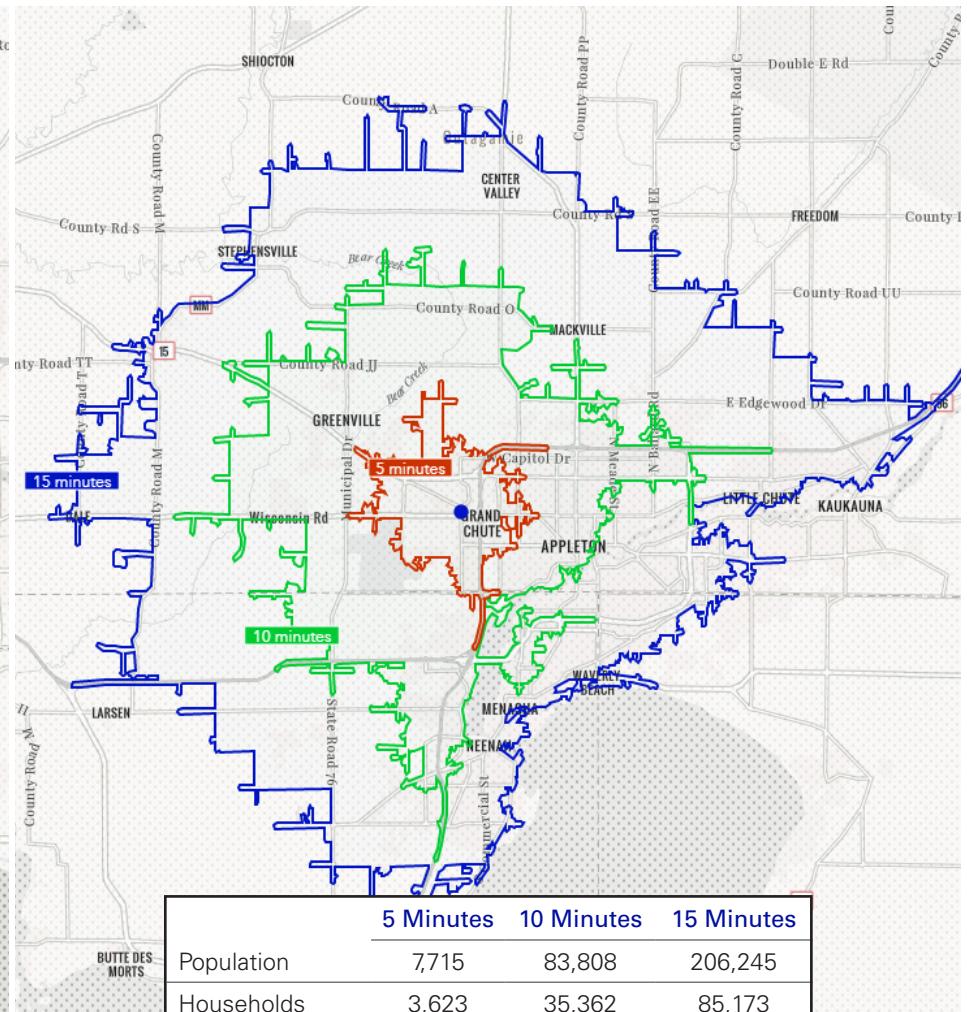
ANYTIME FITNESS APPLETON PORTFOLIO

# Demographics

1401 N Casaloma Dr, Appleton, WI



	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	1,978	39,799	112,732
Households	1,012	17,050	47,205
Median HH Inc.	\$60,780	\$60,050	\$59,296
Employees	10,285	37,663	82,484



	5 Minutes	10 Minutes	15 Minutes
Population	7,715	83,808	206,245
Households	3,623	35,362	85,173
Median HH Inc.	\$69,971	\$61,948	\$61,533
Employees	21,473	75,045	137,747

# Financials

## 1401 N Casaloma Dr, Appleton, WI

### ANYTIME FITNESS LEASE ABSTRACT

Annual Base Rent	\$102,000 (\$13.41PSF)
Expenses	
Common Area Maintenance	Paid directly by Tenant
Insurance	Paid directly by Tenant
Real Estate Taxes	Reimbursed monthly by Tenant
Expiration Date	12-31-2033
Base Rent Increase	\$6,000 Annual Rent Increase Starting January 1st 2027
Options	Three (3)- Three (3) Year Options with 3% Annual Increases
Grantor	Brandon Fitness

**Annual NOI**      **\$102,000**



# Property Overview

W3171 Springfield Dr, Appleton, WI

**±6,528 SF**

Rentable Area

**±0.72 AC**

Land Area

**2017**

Year Built

**\$102,000**

Net Operating Income

**6.75%**

Cap Rate

**\$1,511,111**

Sale Price

**Single**

Tenancy

**12-31-2033**

Expiration Date

**030264601**

Tax Key

**\$13,444.08**

Taxes - 2021

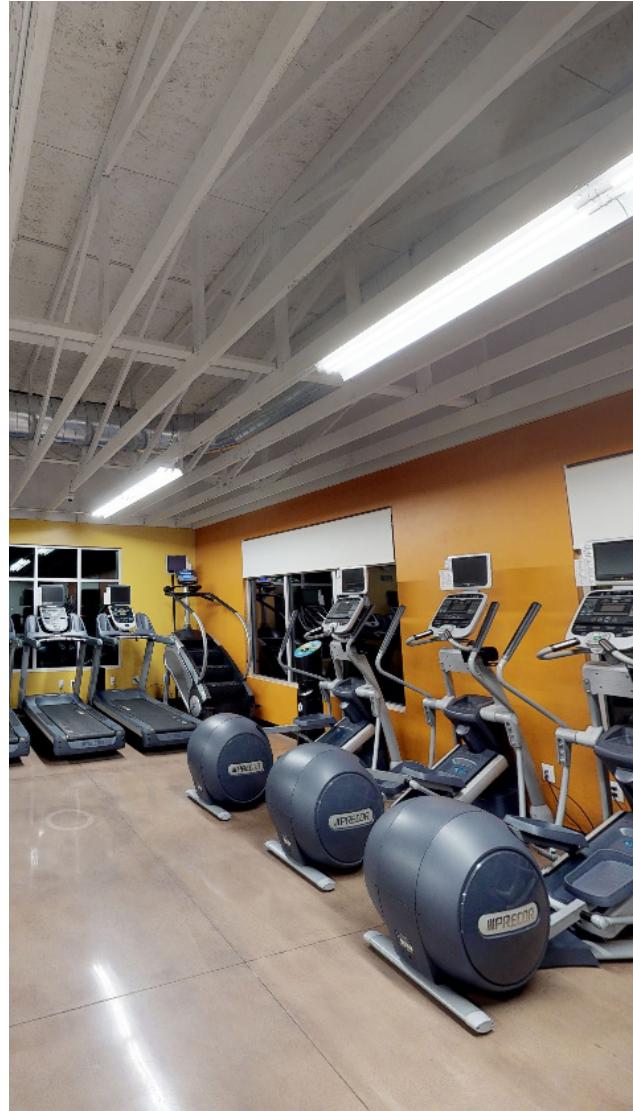
**Town of Buchanan**  
Municipality



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# Building Photos

W3171 Springfield Dr, Appleton, WI



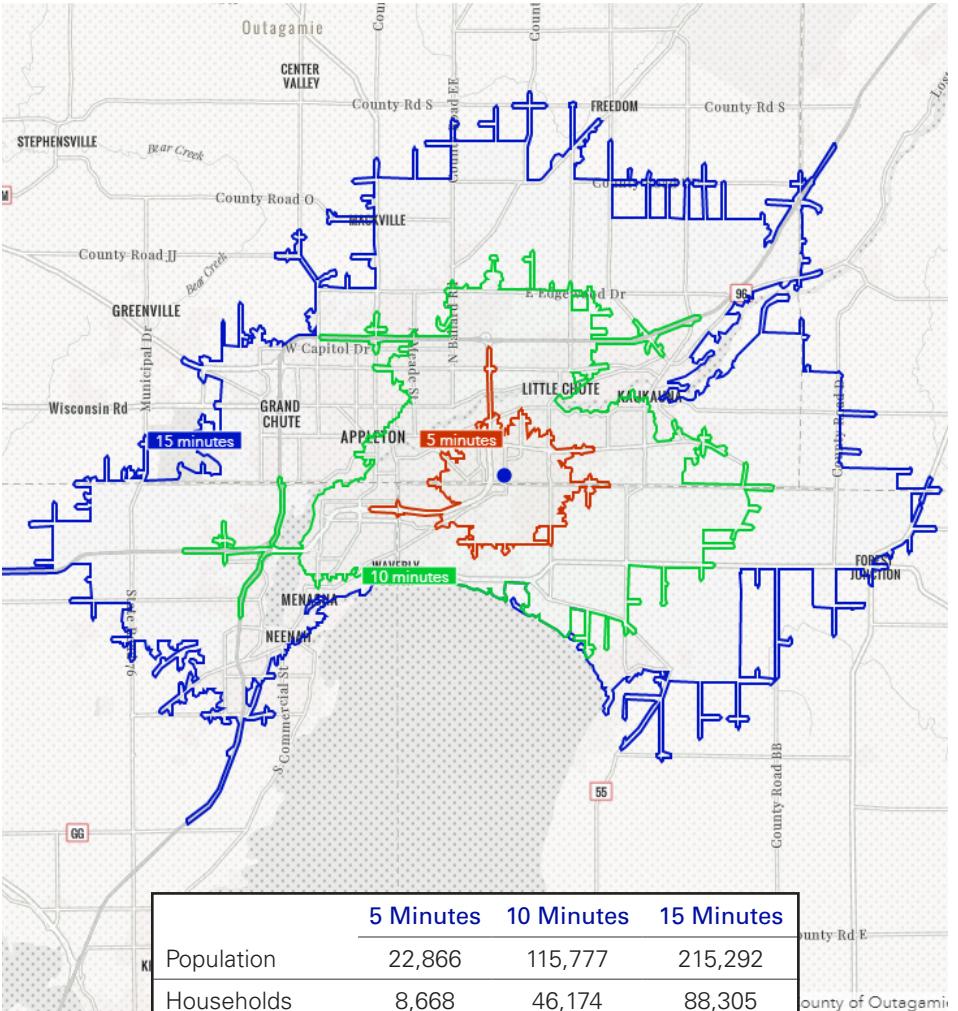
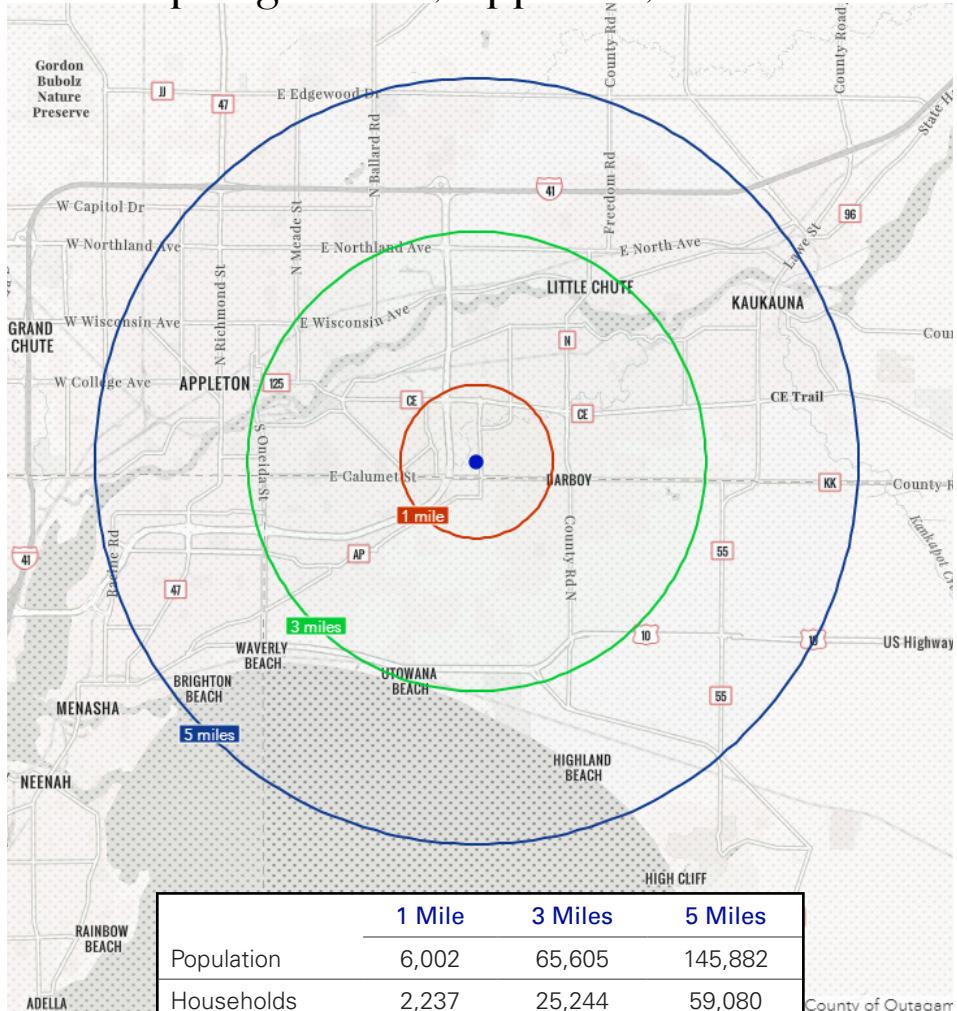
CLICK TO VIEW  
3D TOUR



W3171 SPRINGFIELD DR  
APPLETON, WI

# Demographics

## W3171 Springfield Dr, Appleton, WI



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## ANYTIME FITNESS APPLETON PORTFOLIO

# Financials

## W3171 Springfield Dr, Appleton, WI

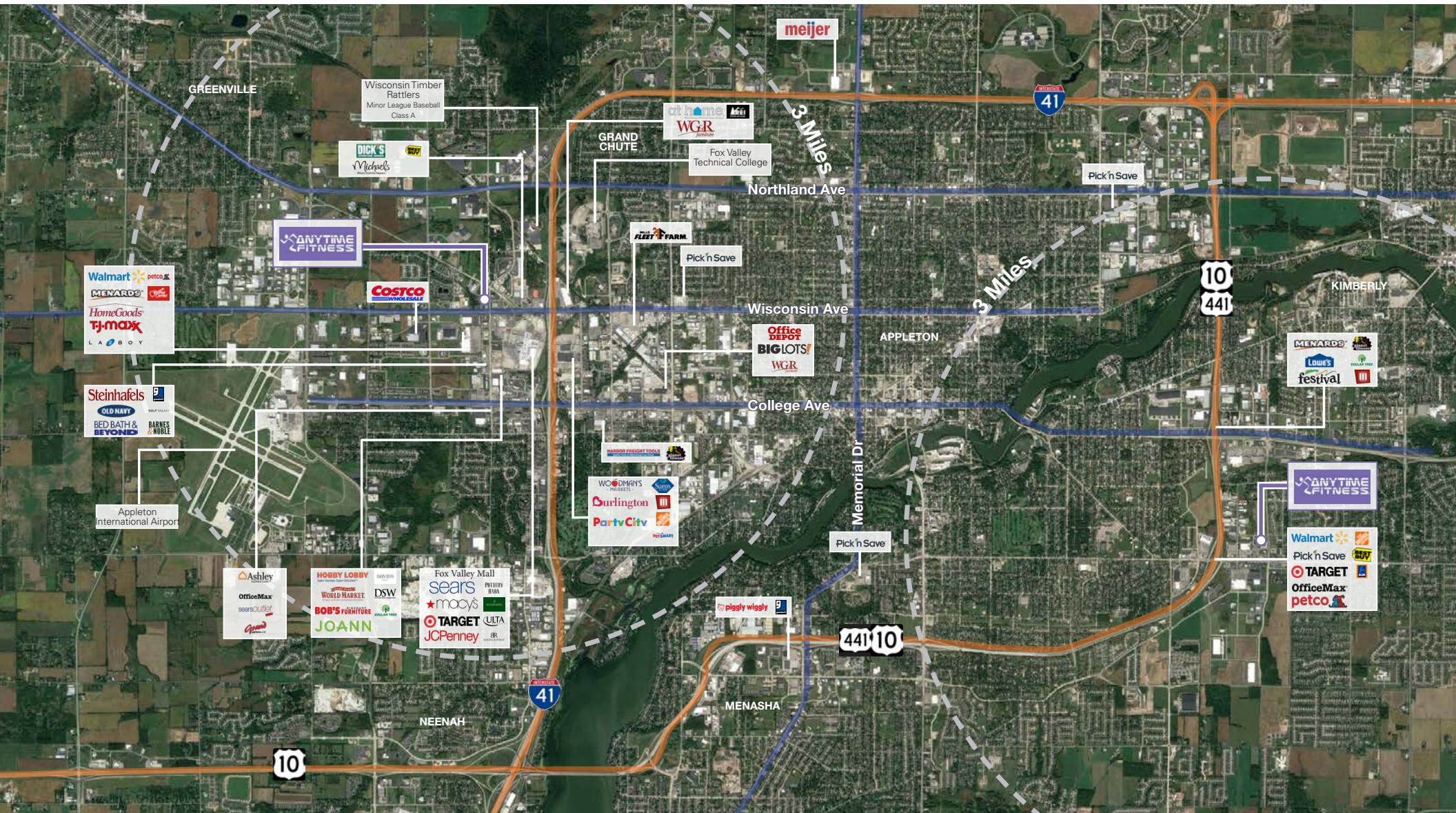
### ANYTIME FITNESS LEASE ABSTRACT

Annual Base Rent	\$102,000 (\$15.63PSF)
Expenses	
Common Area Maintenance	Paid directly by Tenant
Insurance	Paid directly by Tenant
Real Estate Taxes	Reimbursed monthly by Tenant
Expiration Date	12-31-2033
Base Rent Increase	\$6,000 Annual Rent Increase Starting January 1st 2027
Options	Three (3)- Three (3) Year Options with 3% Annual Increases
Grantor	Brandon Fitness

**Annual NOI**      **\$102,000**



# Neighboring Points of Interests



# Tenant Summary

## Anytime Fitness

Anytime Fitness is the healthiest franchise opportunity on the planet. As the fastest-growing fitness franchise in the world, Anytime Fitness helps more than three million members in more than three thousand gyms around the globe get to a healthier place. Recently honored as the world's "Top Global Franchise" by Entrepreneur magazine, Anytime Fitness offers entrepreneurs a convenient and affordable recurring-revenue business model. Franchisees enjoy the luxury of being their own boss, and are given the resources and support to achieve a healthy work/life balance. Anytime Fitness is the perfect fit for entrepreneurs seeking the opportunity to run a business that has the potential to make a profound difference in people's lives.

**Brand Website** <https://www.anytimefitness.com/>

**Location Website** <https://www.anytimefitness.com/gyms/283/appleton-wi-54915/>

**Location Website** <https://www.anytimefitness.com/gyms/736/appleton-wi-54913/>

**Location 3D Tour** <https://my.matterport.com/show/?m=TDdq8mkHc5w>

**Location 3D Tour** <https://my.matterport.com/show/?m=R5CrNMjbw3p>

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## Bandon Fintess

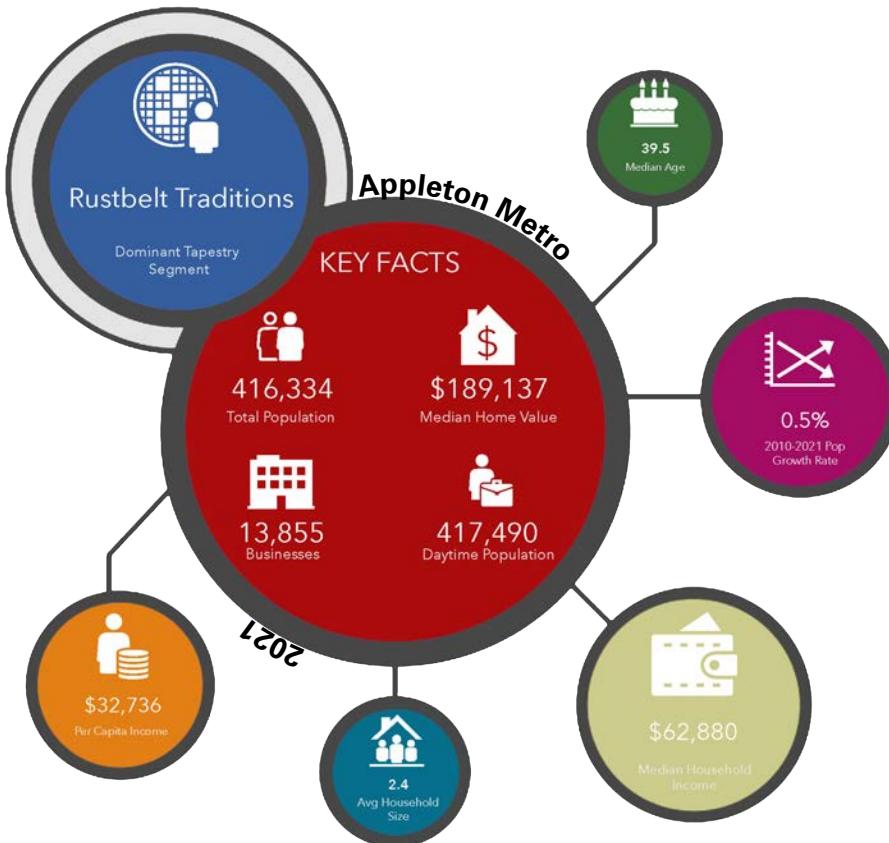
Bandon Fitness is the largest Anytime Fitness franchisee by operating 220 locations across the country. In 2021 there annual gross profits were over \$80 Million and they held assets over aproximetly \$110 Million.



## ANYTIME FITNESS APPLETON PORTFOLIO

### Appleton Metro

Both investment opportunities are located in the Appleton Metro which is part of the Appleton-Oshkosh-Neenah, WI Combined Statistical Area (CSA), which is the third largest CSA in the state of Wisconsin behind Milwaukee and Madison.



# 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 brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

## BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide 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 Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property 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 (1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

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 Firm or its Agents 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 Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL  
QUALIFICATION INFORMATION)

## 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://www.doc.wi.gov/> 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 and 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

# NNN Investment Opportunity

*Exclusively Listed by:*

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