

Valuation Widget

+ Add/Edit Export

<input type="checkbox"/>	Status	As of Date	Valuation Source	Replacement Cost New	Replacement Cost New Pe...	Replacement Cost New Ex...	Modeled Contents Value	Total Insured Value	Valuation Comments
<input type="checkbox"/>	Pending	06/30/2024	1 - APPRAISAL	\$19,952,438.00	\$266.68	\$0.00	\$1,641,905.00	\$21,594,343.00	2024 APPRAISAL
<input type="checkbox"/>	Active	09/20/2022	7 - MEMBER SUPPLIED	\$16,907,105.00	\$0.00	\$0.00	\$1,375,286.00	\$18,282,391.00	Added MIS Equipment L...

« < 1 > » 10 items per page

1 - 2 of 2 items

Member Name	Member / Site	Status	Risk Type	Asset Number
57 - SAUK COUNTY	003 - HEALTH CARE COMPLEX	Active	Property in the Open	57003PIT00001
57 - SAUK COUNTY	003 - HEALTH CARE COMPLEX	Active	Property in the Open	57003PIT00002
57 - SAUK COUNTY	003 - HEALTH CARE COMPLEX	Active	Property in the Open	57003PIT00003
57 - SAUK COUNTY	003 - HEALTH CARE COMPLEX	Active	Property in the Open	57003PIT00004
57 - SAUK COUNTY	051 - HEALTH CARE CENTER- CITY OF REEDSBURG	Active	Building	570511

<b>Alternate Tag</b>	<b>Building Number</b>	<b>Building Name / Description</b>
		GENERATOR, DIESEL 500 KW CUMMINS FLAGPOLE 20 FT LIGHTING, OUTDOOR, 16 FT 2 LAMP (4) LIGHTING, OUTDOOR, 16 FT 1 LAMP (8) HEALTH CARE CENTER
	1	

Address 1	City	Zip Code	ISO Construction Class
1051 CLARK STREET	REEDSBURG	53959	1 - FRAME/COMBUSTIBLE

<b>Occupancy</b>	<b>Condition</b>	<b>Construction Year</b>	<b>Sprinklers</b>	<b>Fire Alarms</b>	<b>Security System</b>
10004 - HOSPITAL	E - EXCELLENT E - EXCELLENT E - EXCELLENT E - EXCELLENT F - FAIR	2009	YES	YES	YES TRP:

Total Sq. Ft.	Replacement Cost New	Modeled Contents Value	PITO
74818	\$16,907,105.00	\$1,375,286.00	
	<b>\$16,907,105.00</b>	<b>\$1,375,286.00</b>	

Member Name	Member / Site	Status	Asset Number	Alternate Tag
57 - SAUK COUNTY	003 - HEALTH CARE COMPLEX	Active	57003PIT00001	
57 - SAUK COUNTY	003 - HEALTH CARE COMPLEX	Active	57003PIT00002	
57 - SAUK COUNTY	003 - HEALTH CARE COMPLEX	Active	57003PIT00003	
57 - SAUK COUNTY	003 - HEALTH CARE COMPLEX	Active	57003PIT00004	

Description	Ownership	Quantity	Replacement Cost New
GENERATOR, DIESEL 500 KW CUMMINS		1	
FLAGPOLE 20 FT		1	
LIGHTING, OUTDOOR, 16 FT 2 LAMP (4)		1	
LIGHTING, OUTDOOR, 16 FT 1 LAMP (8)		1	
<b>Total:</b>			<b>\$2,223,411.00</b>



Member Name	Member / Site	Status	Asset Number	Alternate Tag	Site Number
57 - SAUK COUNTY	003 - HEALTH CARE COMPLEX	Active	57003EQ0002	3	003
57 - SAUK COUNTY	003 - HEALTH CARE COMPLEX	Active	57003EQ0003	2	003
57 - SAUK COUNTY	003 - HEALTH CARE COMPLEX	Active	57003EQ0004	1	003

**Site Name**

**Department**

HEALTH CARE COMPLEX

HCC - HEALTH CARE CENTER

HEALTH CARE COMPLEX

HCC - HEALTH CARE CENTER

HEALTH CARE COMPLEX

HCC - HEALTH CARE CENTER

**Description**

TRACTOR

SALTER

LAWN MOWER

**Make/Manufacturer**

JOHN DEERE

BOSS

KOENECKE

**Model**

3039R

EXACTPATH 6.0

601006

Acquisition Date	Replacement Cost New
07/01/2019	\$51,056.00
10/22/2019	\$3,745.00
05/20/2015	\$13,000.00
<b>Total:</b>	<b>\$67,801.00</b>

Member Name	Member / Site	Status	Asset Number	Alternate Tag
57 - SAUK COUNTY		Active	57AUTO033	1
57 - SAUK COUNTY		Active	57AUTO035	3
57 - SAUK COUNTY		Active	57AUTO233	2

Department	Description	Make/Manufacturer	Model
HCC - HEALTH CARE CENTER	VAN	DODGE	CARAVAN
HCC - HEALTH CARE CENTER	TRUCK	FORD	F-250
HCC - HEALTH CARE CENTER	BUS	FORD	E-450

VIN/Serial Number	Model Year	Acquisition Date	Garage - Street	Garage - City	Garage - Zip	Class
1D8HN54978B107377	2008	08/31/2008				6003 - BOTH - COMP & COLL
1FTBF2B61CEB00913	2012	12/30/2011				6003 - BOTH - COMP & COLL
1FDVE4A0S9XHC10449	1999	09/30/2008				6003 - BOTH - COMP & COLL
<b>Total:</b>						

**Replacement Cost New**

\$21,900.00

\$33,781.00

\$8,580.00

**\$64,261.00**



FUND BALANCES ANTICIPATED AT YEAREND

	Actual Year-End 2020	Actual Year-End 2021	Actual Year-End 2022	Estimated Fund Balance 1/1/2024	2024 Budgeted Revenues	2024 Property Tax Levy	2024 Budgeted Expenditures	Addition to (Use of) Fund Balance	Estimated Fund Balance 12/31/2024
Nonspendable for Prepaid Items	49,442	51,733	231,272	231,272					231,272
Nonspendable for Long-Term Delinquent Taxes Receivable	1,271,291	1,141,852	767,151	767,151					767,151
Nonspendable for Long-Term Loan to Tri-County Airport Receivable	0	0	0	0					0
Nonspendable for Inventories	18,317	23,504	25,420	25,420					25,420
Nonspendable for Interfund Receivable	123,806	271,909	271,909	271,909					271,909
Restricted Opiod Settlement	0	0	581,936	705,578					705,578
Assigned for Carryforward Funds	2,943,965	4,227,072	3,204,973	1,500,000					1,500,000
Assigned for Future Projects (Highway)		5,000,000	5,000,000	5,000,000					5,000,000
Assigned for Budgeted Use of Fund Balance	8,635,844	7,776,737	8,567,233	12,961,344				-11,711,344	1,250,000
Unassigned (Working Capital)	19,485,555	19,929,479	21,366,187	22,993,862				5,841,738	28,835,600
Unassigned	13,702,645	11,878,916	12,909,173	5,830,315	44,646,908	19,729,034	77,337,286	-7,091,738	-1,261,423
Total General Fund	46,230,865	50,301,202	52,925,254	50,286,851	44,646,908	19,729,034	77,337,286	-12,961,344	37,325,507
Aging & Disability Resource Center	1,043,571	1,426,212	1,505,156	1,721,110	2,170,563	697,342	3,019,061	-151,156	1,569,954
Human Services	2,800,896	2,020,311	2,646,227	1,747,302	24,895,139	8,974,223	33,869,362	0	1,747,302
Jail Assessment	0	0	0	0	110,000	0	110,000	0	0
Land Records Modernization	350,461	395,015	448,305	413,421	136,000	604,475	836,021	-95,546	317,875
Landfill Remediation	4,842,429	4,771,799	4,753,148	4,668,643	33,000	0	110,925	-77,925	4,590,718
Drug Seizures	61,893	44,386	33,684	54,692	13,840	0	13,840	0	54,692
CDBG-ED Revolving Loans	-2,106	-54,168	-84,648	0	0	0	0	0	0
CDBG-Revolving Loan Fund Housing Rehabilitation	24,784	18,040	32,618	43,618	20,000	0	20,000	0	43,618
Dog License	-481	1,590	-542	-542	25,903	0	25,903	0	-542
Total Special Revenue Funds	9,121,447	8,623,185	9,333,948	8,648,244	27,404,445	10,276,040	38,005,112	-324,627	8,323,617
Debt Service	376,266	0	0	0	0	0	0	0	0
Health Care Center	7,862,135	9,326,416	10,671,908	10,433,055	11,050,242	788,087	12,950,289	-1,111,960	9,321,095
Highway	14,924,305	15,014,005	15,127,463	14,940,190	15,137,821	4,331,119	20,468,940	-1,000,000	13,940,190
Total Enterprise Funds	22,786,440	24,340,421	25,799,371	25,373,245	26,188,063	5,119,206	33,419,229	-2,111,960	23,261,285
Insurance	450,013	442,165	456,294	458,334	118,247	0	70,300	47,947	506,281
Workers Compensation	530,307	733,388	953,609	983,328	353,477	0	353,477	0	983,328
Total Internal Service Funds	980,320	1,175,553	1,409,903	1,441,662	471,724	0	423,777	47,947	1,489,609
GRAND TOTAL - ALL FUNDS	79,495,338	84,440,361	89,468,476	85,750,002	98,711,140	35,124,280	149,185,404	-15,349,984	70,400,018

Fund balances are segregated into five classifications.

1. Nonspendable - Amounts cannot be spent because they are a) not in spendable form or b) legally or contractually required to be maintained intact.
2. Restricted - Amounts are restricted by external parties (i.e. creditors, grantors, contributors) or laws / regulations of other governments or restricted by law through constitutional provisions or enabling legislation, such as an ordinance.
3. Committed - Amounts that can only be used for a specific purpose pursuant to constraints imposed by formal action of the government's highest level of decision making authority. The formal action must occur prior to the end of the reporting period. The amount, which will be subject to the constraint, may be determined in the subsequent period.
4. Assigned - Amounts constrained by the government's intent to be used for specific purposes that are neither restricted nor committed.
5. Unassigned - A residual classification for the General Fund. The total fund balance less amounts categorized as nonspendable, restricted, committed and assigned equals unassigned fund balance.

# SAUK COUNTY HEALTH CARE CENTER

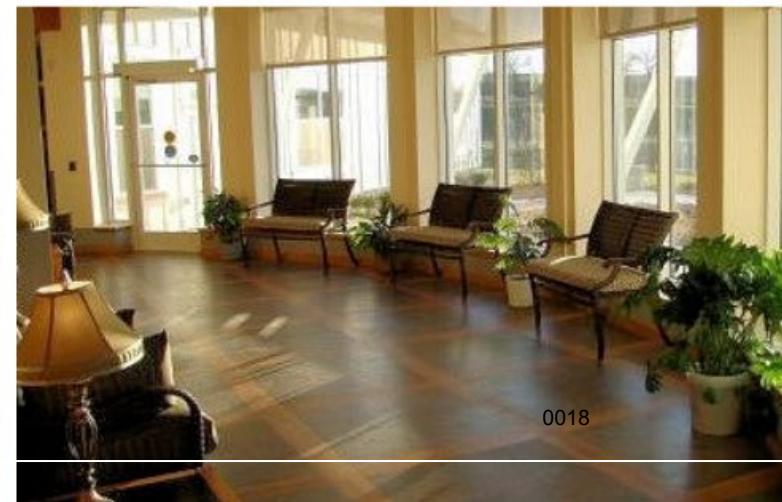
1051 Clark Street, Reedsburg, WI 53959



Google



**Marcus & Millichap**  
Seniors Housing Division



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Activity ID #:

**Marcus & Millichap**

OFFICES THROUGHOUT THE U.S. AND CANADA  
marcusmillichap.com



# Marcus & Millichap

Seniors Housing Division

EXCLUSIVELY LISTED BY

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Seniors Housing Division | Milwaukee

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Mobile: 414.750.9336

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License: WI #50718-90; MN #RA-20086383; IL #475147912

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**Marcus & Millichap**

Seniors Housing Division

SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT HIGHLIGHTS

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Marcus & Millichap

Seniors Housing Division

## OFFERING SUMMARY



Listing Price  
**\$8,500,000**



Price/Bed  
**\$103,658**



Occupancy  
**63.6%**

### FINANCIAL

Listing Price	\$8,500,000
EBITDA	\$-1,588,491
Cap Rate	-18.69%
Total Revenue	\$5,582,585
T19 Property Per Diem	\$28.96
Price/Bed	\$103,658

### OPERATIONAL

Care Type	Skilled Nursing Facility Overall 5-star Rating
Gross SF	71,322 SF
# of Units	82
# of Beds	82 (All private beds)
Lot Size	9.82 Acres*
Quality Mix	21%
Year Built	2009
Parcel #	276-3200-00000
Zoned	Government

Note: **Sauk County Health Care Center has a 5-star rating and is a non-union operation.**

\*There is an additional 31.7 acres of undeveloped land available and included with the purchase of SCHCC.



# SAUK COUNTY HEALTH CARE CENTER

1051 Clark Street, Reedsburg, WI 53959

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## INVESTMENT OVERVIEW

Marcus & Millichap | Seniors Housing Division is pleased to announce the sale of the Sauk County Health Care Center (“SCHCC”), which is an 82 private bed Skilled Nursing Facility (SNF) located in the City of Reedsburg, Wisconsin (10,043 population), and the County of Sauk (65,697 population).

The City of Reedsburg is situated along the Baraboo River. It is part of the Baraboo Micropolitan Statistical Area, which comprises a portion of the Madison Combined Statistical Area. The Madison Combined Statistical Area consists of four counties in the Madison MSA (Dane, Iowa, Green, and Columbia) as well as Rock County and Sauk County (Baraboo Micropolitan Statistical Area). Baraboo is the largest city in Sauk County, approximately 15 miles from SCHCC. Reedsburg attractions include Carr Valley Cheese Factory tours, Circus World Museum, Railway Museum, a large retail outfitter, “Beyond Boundaries,” a Walmart Supercenter located in Baraboo, and several state parks to visit, such as Devils Lake, Mirror Lake, and Tower Hill.

SCHCC is 3.3 miles from Reedsburg Area Medical Center, a 25-bed critical access facility that offers various general services, including family medicine, obstetrics, pediatrics, inpatient—surgical, and intensive care. In 2020, the hospital saw a major construction program of private inpatient rooms, a remodeled Birth Center, a new registration, laboratory, sleep study rooms, a gift shop, and seniors housing.

The City of Reedsburg is also proximate (14 miles) to the Wisconsin Dells. The Wisconsin Dells is known for its indoor and outdoor waterparks and has been known as the “Waterpark Capital of the World” since 2005. The Wisconsin Dells reported estimated visitor expenditures for 2021 were \$1.77 billion. While tourism is the predominant industry for the Wisconsin Dells, it has gained recent recognition and success in the meetings and convention market.

### Sauk County Health Care Center

Sauk County Health Care Center is an 82-bed Skilled Nursing Facility (SNF) licensed by the State of Wisconsin and operated by Sauk County with all private beds. SCHCC has served Sauk County for 54 years. It was initially constructed in 1970 on the County Farm and moved to its current location in 2009. In 2009, the county built a state-of-the-art skilled nursing facility with all private rooms and baths. SCHCC is currently operating as a non-union facility. The facility comprises 71,322 square feet of building space and sits on 9.82 acres with asphalt parking lots that accommodate 102 vehicles and acres to develop an assisted living/memory care component. The county is offering an additional 31.7 acres that is included with the sale of SCHCC.

SCHCC’s financial section was sourced from the 2022 Wisconsin Medicaid Cost Report. Per the 2022 Cost Report, the facility’s average private pay daily rate is \$322.58. January 2024 census is 52 residents with a 21% quality mix. **Please note that SCHCC received a 30.7% Medicaid increase on July 1, 2023, and has an overall 5-star rating.**



SECTION 2

# Property Information

PROPERTY DETAILS

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REGIONAL MAP

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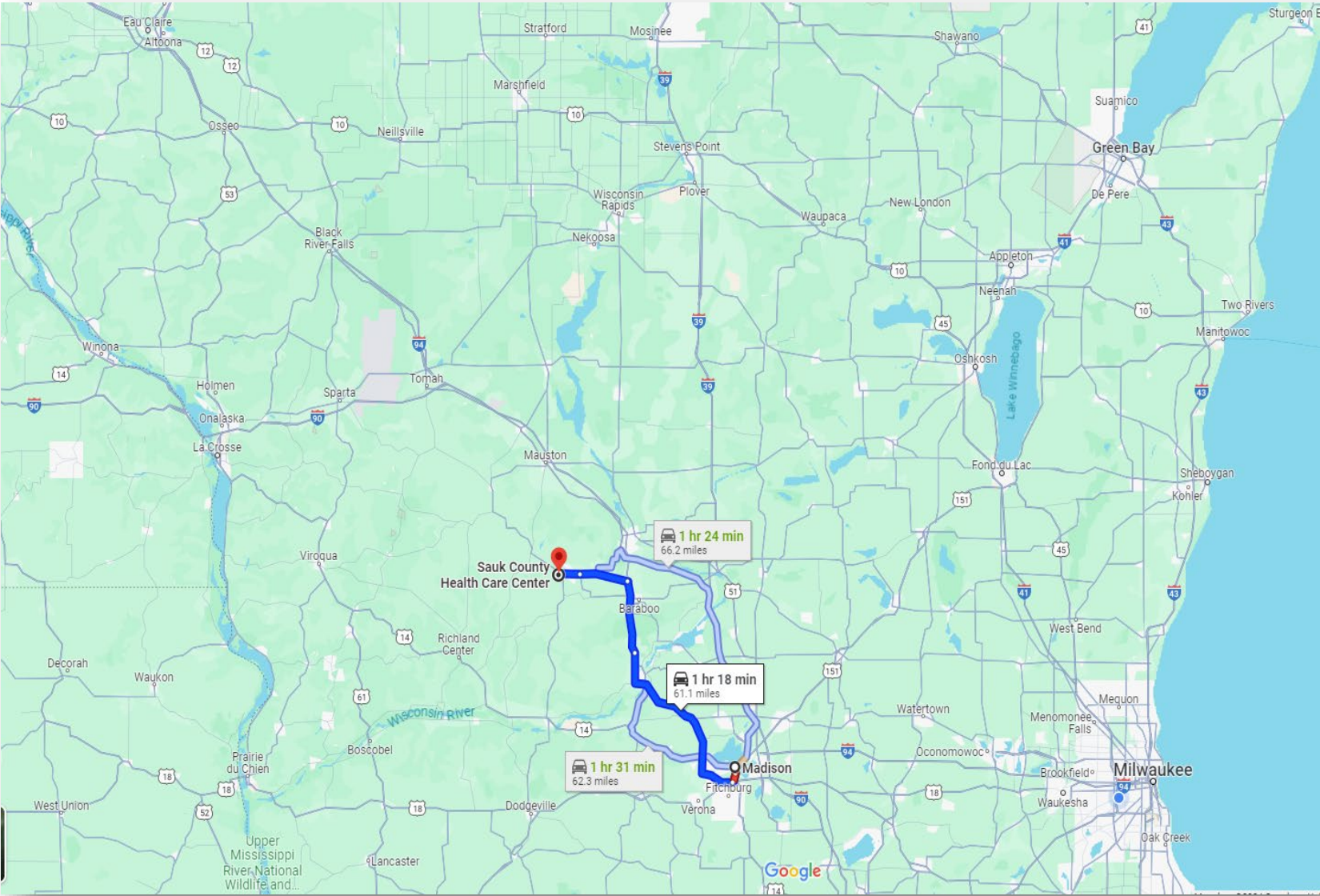
LOCAL MAP

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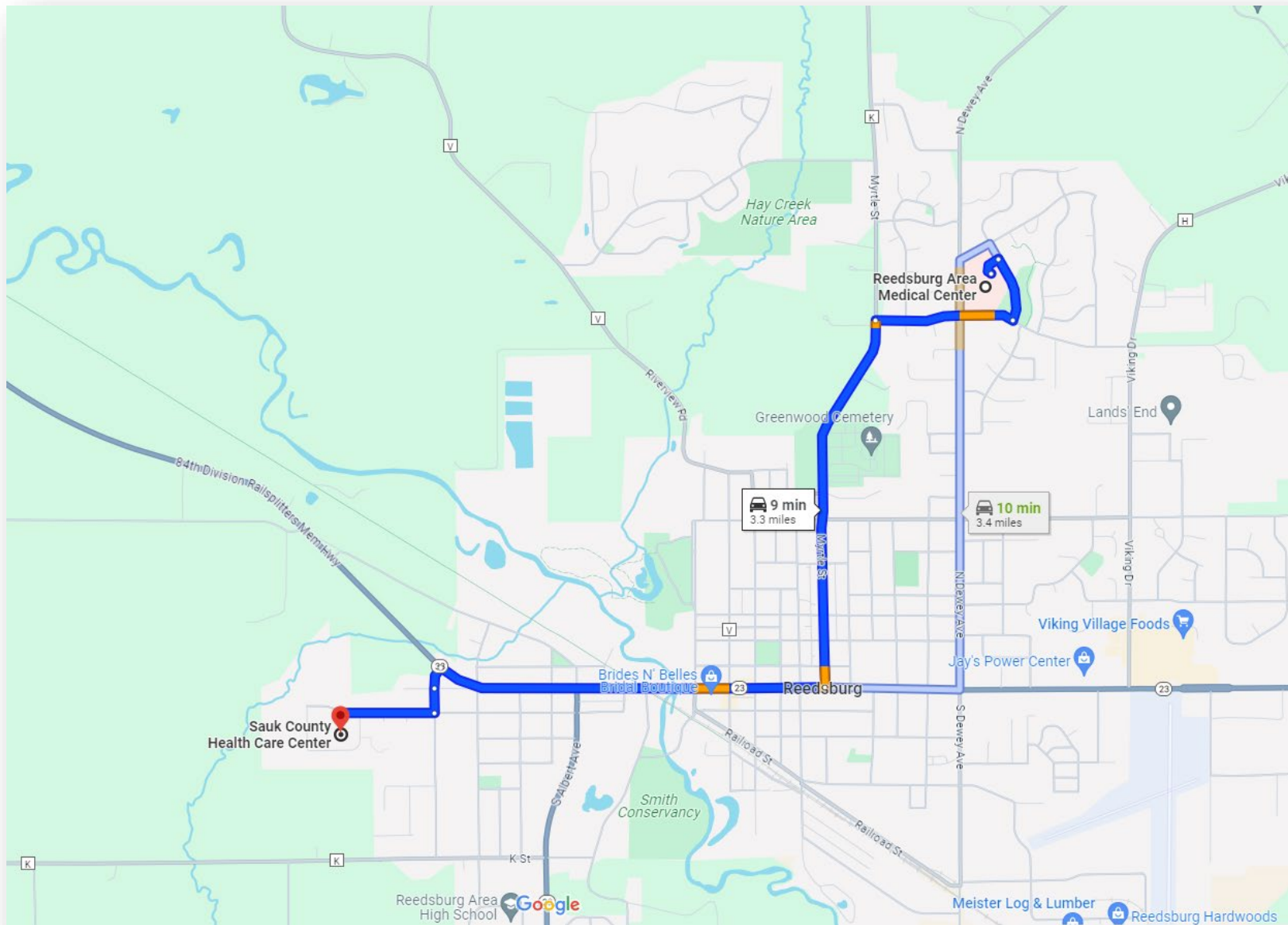
Seniors Housing Division

# Sauk County Health Care Center // REGIONAL MAP



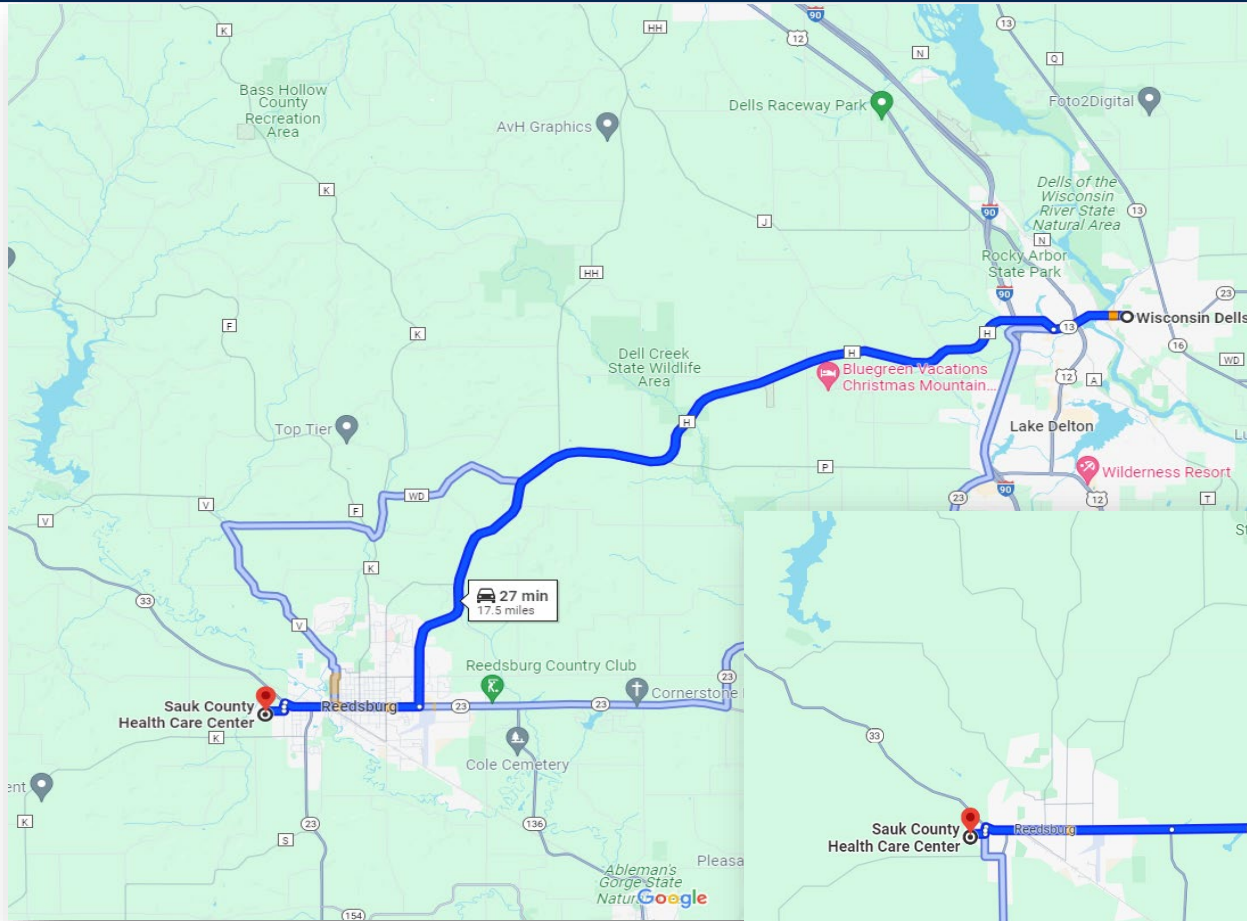
The City of Reedsburg, Wisconsin (10,043 population), and the County of Sauk (65,697 population). It is part of the Baraboo Micropolitan Statistical Area, which comprises a portion of the Madison Combined Statistical Area. The Madison Combined Statistical Area consists of four counties in the Madison MSA (Dane, Iowa, Green, and Columbia) as well as Rock County and Sauk County (Baraboo Micropolitan Statistical Area). Baraboo is the largest city in Sauk County, approximately 15 miles from SCHCC.

## Sauk County Health Care Center // LOCAL MAP HOSPITAL

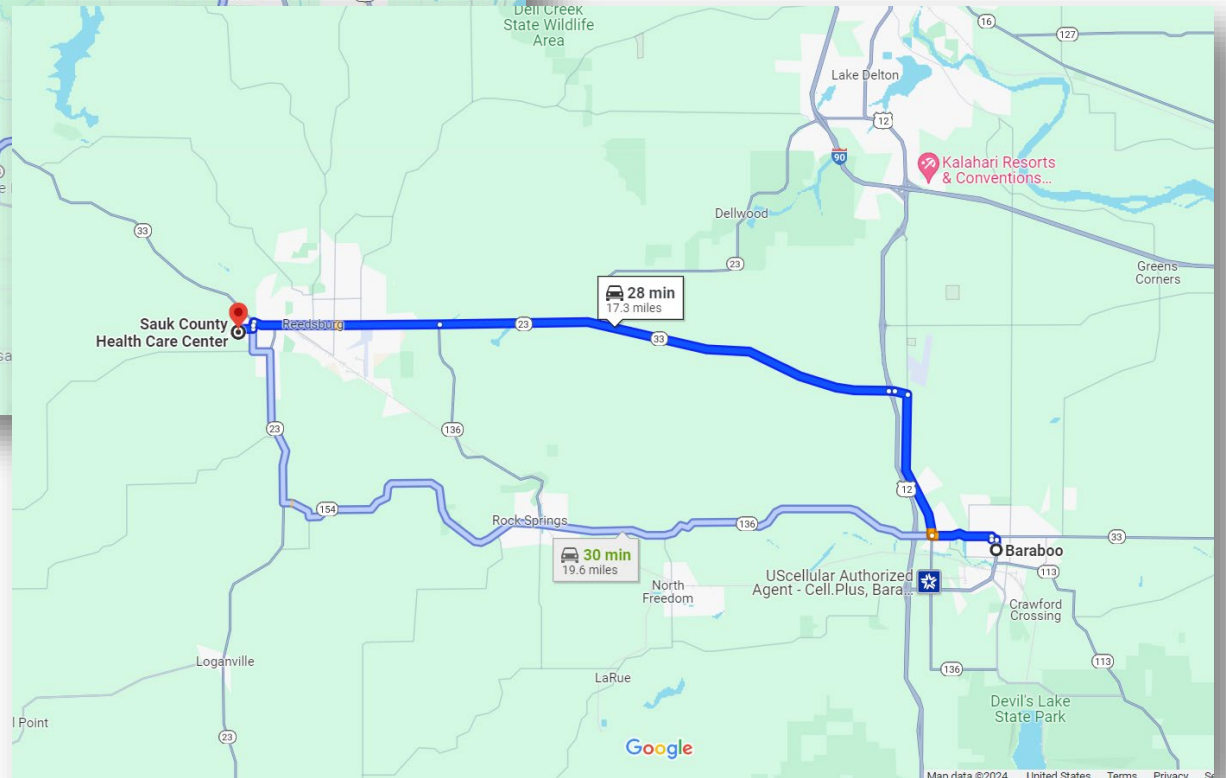


SCHCC is 3.3 miles from Reedsburg Area Medical Center, a 25-bed critical access facility that offers various general services, including family medicine, obstetrics, pediatrics, inpatient—surgical, and intensive care. In 2020, the hospital saw a major construction program of private inpatient rooms, a remodeled Birth Center, a new registration, laboratory, sleep study rooms, and a gift shop including SNF/ALF/ILF and swing beds.

# Sauk County Health Care Center // LOCAL MAP RETAIL



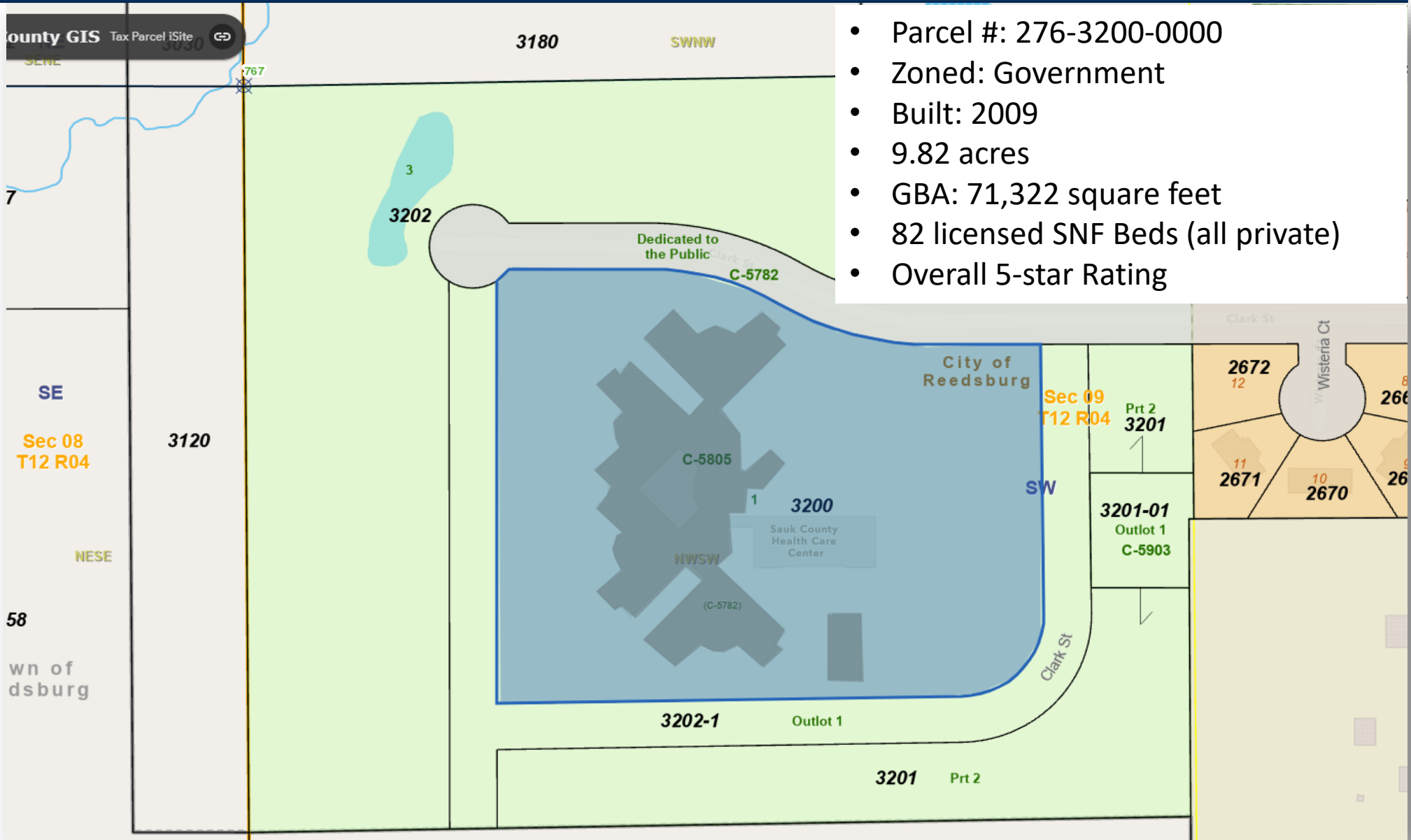
The Wisconsin Dells reported estimated visitor expenditures for 2021 were \$1.77 billion.



Baraboo has a Walmart Supercenter approximately 30 minutes from SCHCC.

## Sauk County Health Care Center // GIS MAP

- Parcel #: 276-3200-0000
- Zoned: Government
- Built: 2009
- 9.82 acres
- GBA: 71,322 square feet
- 82 licensed SNF Beds (all private)
- Overall 5-star Rating



Sauk County Health Care Center // PICTURES



SECTION 5

# Facility Comparison

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COMPARISON MAP

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COMPARISON SUMMARY

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# FACILITY COMPARISON MAP

★ Sauk County Health Care Center – Subject Property

1 SSM Health St. Clare Meadows Care Center

2 Wisconsin Dells Health Services

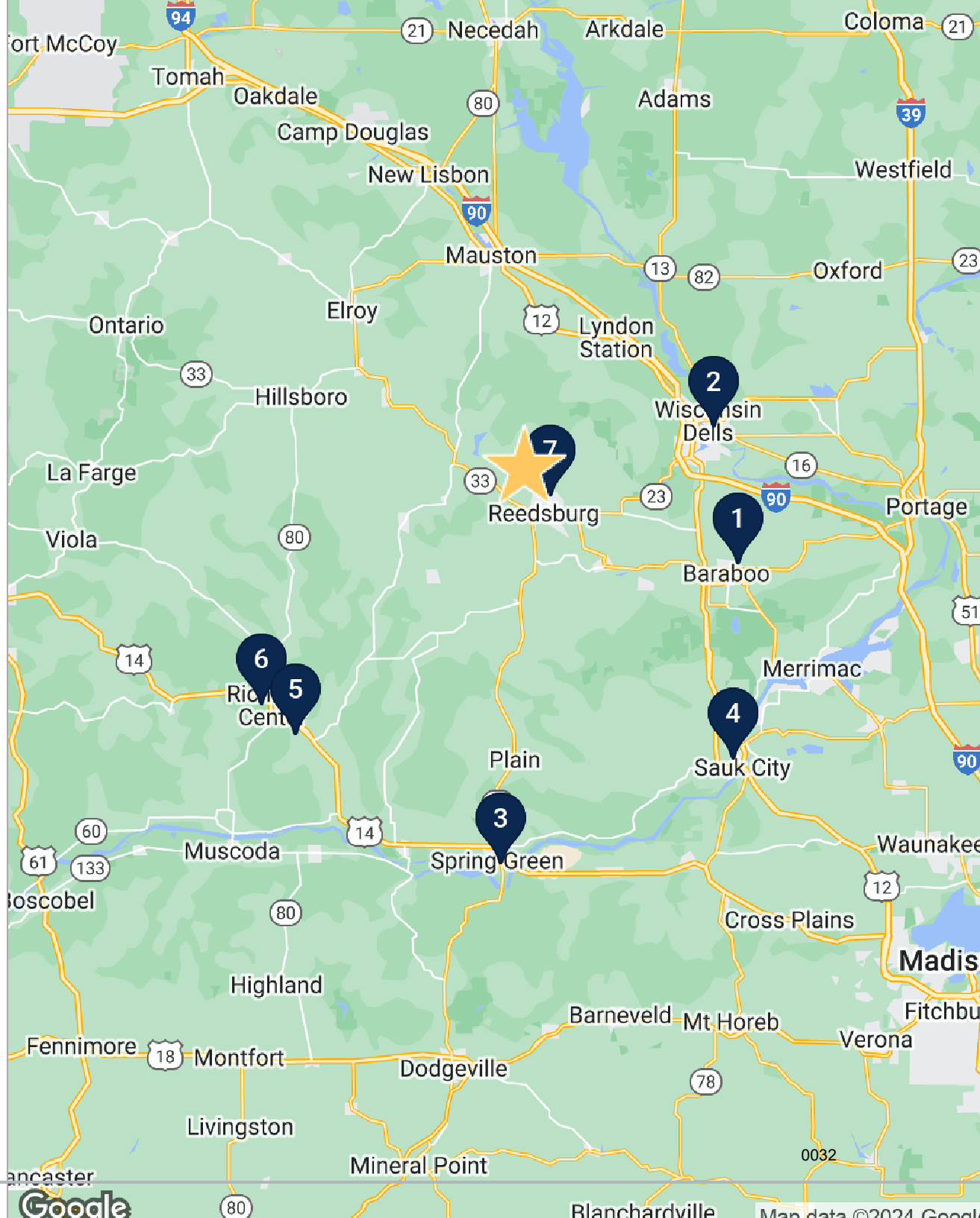
3 Greenway Manor

4 Maplewood Of Sauk Prairie

5 Pine Valley Community Village








6 Schmit Woodland Hills

Reedsburg Area Medical Center – 25 Bed critical access hospital





## Sauk County Health Care Center // FACILITY COMPARISON SUMMARY

	SUBJECT PROPERTY	GBA SF	# OF BEDS	# OF UNITS	YEAR BUILT/RENO	DISTANCE (MI)
	<b>Sauk County Health Care Center</b> 1051 Clark St Reedsburg, WI 53959	71,322 SF	82	82	2009	0.0 Miles
	<b>RENT COMPARABLES</b>	<b>GBA SF</b>	<b># OF BEDS</b>	<b># OF UNITS</b>	<b>YEAR BUILT/RENO</b>	<b>DISTANCE (MI)</b>
	<b>SSM Health St. Clare Meadows Care Center</b> 1414 Jefferson St Baraboo, WI 53913	77,453 SF	102	\$0	69	3 miles
	<b>Wisconsin Dells Health Services</b> 300 Race St Wisconsin Dells, WI 53965	23,461 SF	90	\$0	51	16 miles
	<b>Greenway Manor</b> 501 S Winsted St Spring Green, WI 53588	35,199 SF	50	\$0	50	16 miles
	<b>Maplewood of Sauk Prairie</b> 245 Sycamore St Sauk City, WI 53583	50,699 SF	120	\$0	93	30.5 miles
	<b>Pine Valley Community Village</b> 25951 Circle View Dr Richland Center, WI 53581	77,312 SF	80	\$0	80	30.5 miles
	<b>Schmit Woodland Hills</b> 1400 W Seminary St Richland Center, WI 53581	117,893 SF	50	50	1966 / 2015	30.5 miles

## FACILITY COMPARISON SUMMARY // Sauk County Health Care Center

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**Reedsburg Area Medical Center**

2000 N Dewey Ave  
Reedsburg, WI 53959

42,590 SF

25

25

2005

3 miles

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**\*Critical Access Hospital**

SECTION 4

# Financial Analysis

FINANCIAL DETAILS

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CENSUS DATA

Marcus & Millichap

Seniors Housing Division

## Sauk County Health Care Center // 2022 COST REPORT

	Cost Report 2022	%	PPD	Per Bed	Notes
<b>Revenue</b>					
<b>Resident Income</b>					
Medicaid (T19)	\$ 5,168,103		\$ 343.94	\$5,252	
Medicare (T18)	595,956		\$314.99	\$606	
Private Pay & Insurance	718,930		\$339.44	\$731	
<b>Total Resident Income</b>	<b>6,482,989</b>		<b>\$340.56</b>	<b>\$6,588</b>	
<b>Other Income</b>					
Service Fees	492,819		\$25.89	\$501	
Contractual Adjustments	-1,400,054		-\$73.55	-\$1,423	
Meals to Employees	623		\$0.03	\$1	
Transporation	6,208		\$0.33	\$6	
<b>Total Other Income</b>	<b>-900,404</b>		<b>-\$47.30</b>	<b>-\$915</b>	
<b>Total Revenue</b>	<b>\$ 5,582,585</b>		<b>\$293.26</b>	<b>\$5,673</b>	

	Cost Report 2022	%	PPD	Per Bed	
<b>Expenses</b>					
Real Estate Taxes	0	0.0%	\$0.00	\$0	
Insurance	37,553	0.7%	\$1.97	\$38	
<b>Operating Expenses</b>	Daily patient services	2,709,078	48.5%	\$142.31	\$2,753
	Lab & Radiology	12,161	0.2%	\$0.64	\$12
	Pharmacy	26,024	0.5%	\$1.37	\$26
	PT, OT and Speech	214,798	3.8%	\$11.28	\$218
	Physician	7,970	0.1%	\$0.42	\$8
	Social Services	62,485	1.1%	\$3.28	\$64
	Recreational Activities	189,918	3.4%	\$9.98	\$193
	Ward Clerks	48,470	0.9%	\$2.55	\$49
	Dietary	611,842	11.0%	\$32.14	\$622
	Plant Operations and Maint.	283,623	5.1%	\$14.90	\$288
	Housekeeping	357,428	6.4%	\$18.78	\$363
	Laundry & Linen	0	0.0%	\$0.00	\$0
	Transportation	5,001	0.1%	\$0.26	\$5
	Administrative service expense	752,528	13.5%	\$39.53	\$765
	Employee Fringe Benefits	1,366,434	24.5%	\$71.78	\$1,389
	Utilities	203,816	3.7%	\$10.71	\$207
Misc. CBRF	2,818	0.1%	\$0.15	\$3	
5% Mgmt Fee	279,129	5.0%	\$14.66	\$284	
<b>Total Expenses</b>	<b>\$ 7,171,076</b>	<b>128.5%</b>	<b>\$376.71</b>	<b>\$7,288</b>	
<b>EBITDA</b>	<b>\$ (1,588,491)</b>	<b>-28.5%</b>	<b>-\$83.45</b>	<b>-\$1,614</b>	
<b>CAP Rate</b>		<b>-18.69%</b>			

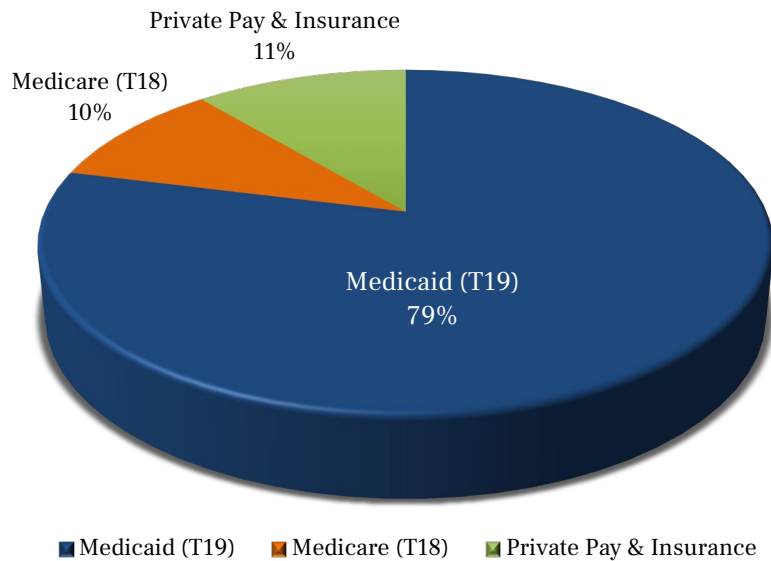
## Sauk County Health Care Center // 2022 COST REPORT

CURRENT				
CARE TYPE	NUMBER OF RESIDENTS	NUMBER OF PATIENT DAYS	AVERAGE DAILY RATE	QUALITY MIX
Medicaid (T19)	41	15,026	\$344	78.9%
Medicare (T18)	5	1,892	\$315	9.9%
Private Pay & Insurance	6	2,118	\$339	11.1%
<b>Totals/Weighted Averages</b>	<b>52</b>	<b>19,036</b>	<b>\$341</b>	<b>100%</b>

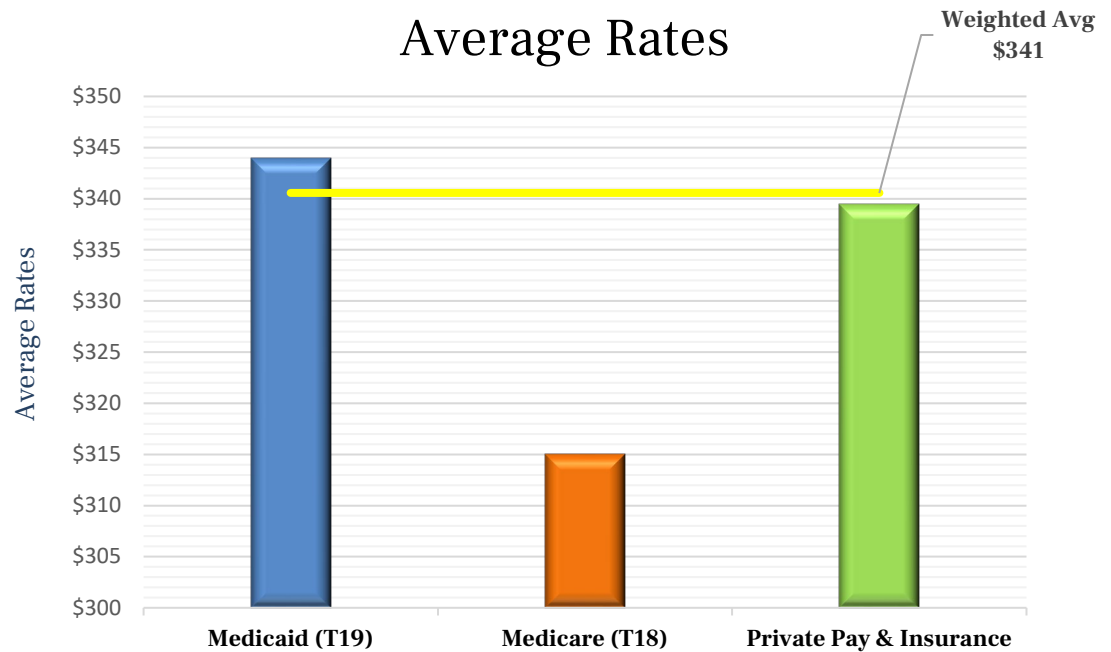
	TOTAL	PPD	OCCUPANCY
Number of Units/ Beds	82	19,036	63.6%

Notes: The totals/weighted average line is before contractual adjustment. Please refer to Sch. 14 Ln 7 of the 2022 Cost Report for after-contractual adjustment rates. The average private pay daily rate for 2022 is \$323.58. **The facility received a 30.7% T19 increase on 7/1/23.**

### Quality Mix



### Average Rates



SECTION 5

# Market Overview

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DEMOGRAPHICS

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Marcus & Millichap

Seniors Housing Division

## Sauk County Health Care Center // DEMOGRAPHICS

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2027 Projection</b>			
Total Population	1,923	10,338	12,860
<b>2022 Estimate</b>			
Total Population	1,875	10,132	12,620
<b>2010 Census</b>			
Total Population	1,758	9,517	11,860
<b>2000 Census</b>			
Total Population	1,624	8,331	10,415
<b>Daytime Population</b>			
2022 Estimate	2,072	12,611	15,506
<b>HOUSEHOLDS</b>			
<b>2027 Projection</b>			
Total Households	769	4,291	5,272
<b>2022 Estimate</b>			
Total Households	749	4,177	5,135
Average (Mean) Household Size	2.6	2.4	2.4
<b>2010 Census</b>			
Total Households	692	3,868	4,760
<b>2000 Census</b>			
Total Households	647	3,335	4,070
<b>HOUSEHOLDS BY INCOME</b>			
<b>2022 Estimate</b>			
\$150,000 or More	3.5%	7.3%	7.9%
\$100,000-\$149,999	9.1%	11.5%	12.2%
\$75,000-\$99,999	16.0%	15.1%	15.0%
\$50,000-\$74,999	20.7%	21.9%	21.9%
\$35,000-\$49,999	15.3%	13.7%	13.3%
\$25,000-\$34,999	13.6%	11.2%	11.2%
Under \$25,000	21.9%	19.2%	18.4%
Average Household Income	\$61,843	\$70,995	\$73,148
Median Household Income	\$49,215	\$56,369	\$57,675
Per Capita Income	\$24,815	\$29,385	\$29,898

<b>SENIOR POPULATION PROFILE</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Senior Population By Age</b>			
2022 Estimate Total Population	1,875	10,132	12,620
55 to 64 Years	10.6%	11.7%	12.4%
65 to 74 Years	6.4%	8.8%	9.5%
75 to 79 Years	1.8%	3.0%	3.2%
80 to 84 Years	1.5%	2.3%	2.3%
Age 85+	1.7%	2.6%	2.7%
<b>SENIOR INCOME PROFILE</b>			
<b>Senior Income By Age</b>			
2022 Estimate Household Income	\$35,987	\$40,510	\$41,546
55 to 64 Years	\$29,290	\$43,022	\$46,026
65 to 74 Years	\$47,181	\$51,552	\$52,488
75 to 79 Years	\$42,293	\$36,022	\$34,985
80 to 84 Years	\$38,420	\$36,827	\$36,587
Age 85+	\$18,256	\$21,573	\$22,222
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2022 Estimate Total Population	1,875	10,132	12,620
Under 20	31.6%	28.4%	27.6%
20 to 34 Years	21.3%	17.6%	17.0%
35 to 49 Years	19.4%	19.6%	19.1%
50 to 59 Years	11.5%	12.2%	12.6%
60 to 64 Years	4.9%	5.5%	5.9%
65 to 69 Years	3.6%	4.7%	5.1%
70 to 74 Years	2.9%	4.1%	4.4%
75 to 79 Years	1.8%	3.0%	3.2%
80 to 84 Years	1.5%	2.3%	2.3%
Age 85+	1.7%	2.6%	2.7%
Median Age	33.1	37.7	38.8



## POPULATION

In 2022, the population in your selected geography is 12,620. The population has changed by 21.2 percent since 2000. It is estimated that the population in your area will be 12,860 five years from now, which represents a change of 1.9 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 38.8, compared with the U.S. average, which is 38.6. The population density in your area is 160 people per square mile.



## EMPLOYMENT

In 2022, 7,401 people in your selected area were employed. The 2000 Census revealed that 47.6 percent of employees are in white-collar occupations in this geography, and 52.4 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 13.2 minutes.



## HOUSEHOLDS

There are currently 5,135 households in your selected geography. The number of households has changed by 26.2 percent since 2000. It is estimated that the number of households in your area will be 5,272 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 2.4 people.



## HOUSING

The median housing value in your area was \$179,171 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 2,899 owner-occupied housing units and 1,171 renter-occupied housing units in your area. The median rent at the time was \$449.



## INCOME

In 2022, the median household income for your selected geography is \$57,675, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 40.5 percent since 2000. It is estimated that the median household income in your area will be \$70,164 five years from now, which represents a change of 21.7 percent from the current year.

The current year per capita income in your area is \$29,898, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$73,148, compared with the U.S. average, which is \$96,357.



## EDUCATION

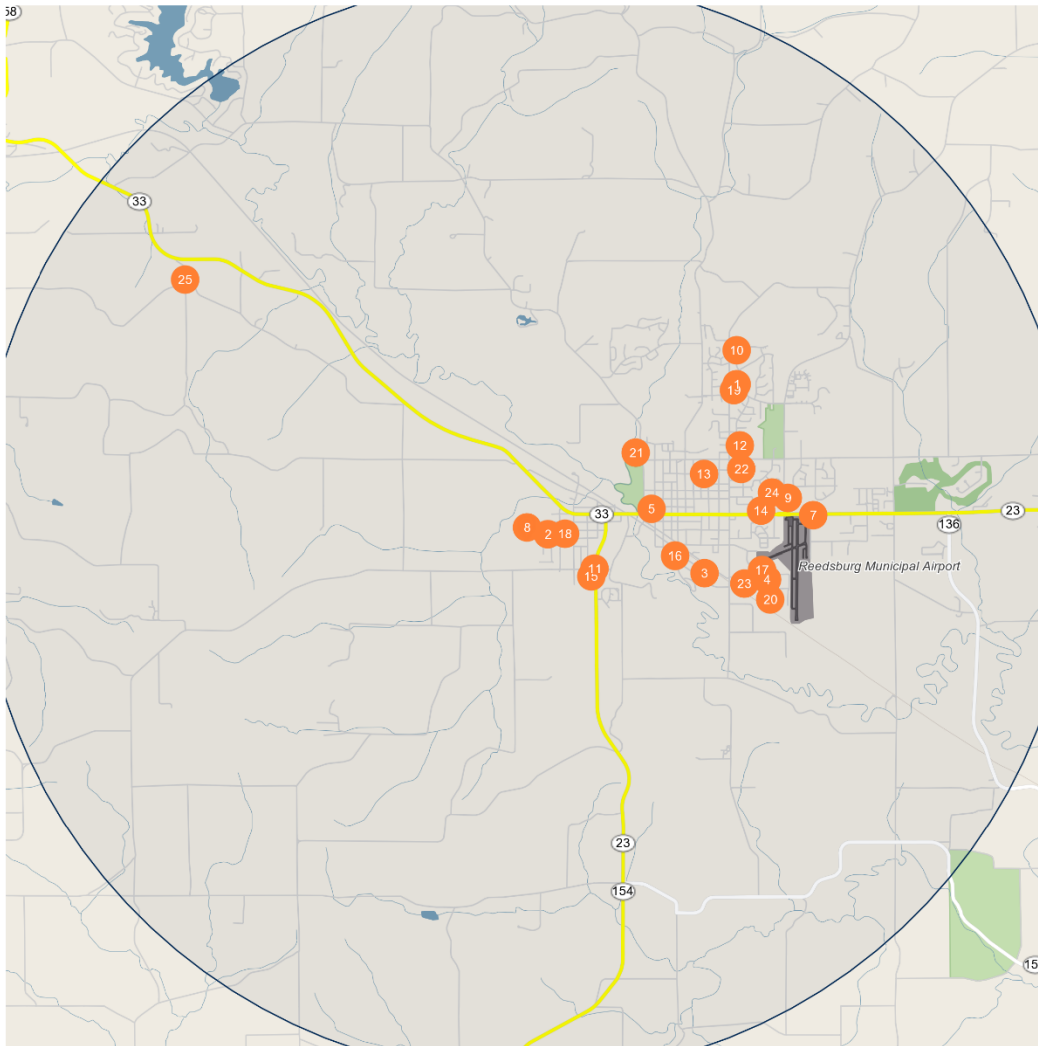
The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 5.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 13.4 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 12.1 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 37.8 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 22.9 percent in the selected area compared with the 20.4 percent in the U.S.



# Sauk County Health Care Center // DEMOGRAPHICS



Major Employers		Employees
1	Reedsburg Area Medical Ctr Inc-REEDSBURG MEMORIAL HOSPITAL	450
2	Madison Area Tchncl Cllege Ds-Madison Area TEC Coll	270
3	Nuk USA LLC	260
4	Primex Plastics Corporation	209
5	Home Health United Inc	176
6	Pace Industries Inc	162
7	Skinner Transfer Corp	122
8	County of Sauk-Sauk County Health Care Center	118
9	Viking Village Inc-Viking Express	100
10	Reedsburg Area Senior Life Ctr-RIDGEVIEW TERRACE	100
11	School District of Reedsburg-Reedsburg Area High School	89
12	School District of Reedsburg-Pineview Elementary School	89
13	Roman Cthlic Dcese Madison Inc-Sacred Heart Church	89
14	Viking Village Inc-Viking Ex Cnvence Str Car Was	88
15	Reedsburg School District-Facilities	86
16	Foremost Fams USA Cooperative-Foremost Fams USA	77
17	Plateco Inc	75
18	School District of Reedsburg-West Side Elementary School	66
19	Reedsburg Physicians Group PC	63
20	Midwest Hardwood Company LLC-Meister Log & Lumber Company	61
21	School District of Reedsburg-Webb Middle School	59
22	Interntnal Sftball Cngress Inc	57
23	Cellox LLC	56
24	Addison Machine Engrg Inc	52
25	Hartje Lumber Inc-Hartje Trasport	50



**Marcus & Millichap**  
Seniors Housing Division

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