



1890821
Active
Multi Family
Price: \$1,600,000

City: Wisconsin Dells
B33

930/932/934 Iowa Ave
County: Columbia

Wisconsin Dells WI 53965
Subdivision:

Efficiency Units: 0
Total Units: 18

1 Bedroom Units: 6
Year Built: 1989 Seller

2 Bedroom Units: 12

3+ Bedroom Units: 0

School District: Wisconsin Dells
Open House Info

Elementary: Call School District
8/15/2020 12:00-4:00

Middle School: Call School District

High School: Wisconsin Dells


[Schedule a Showing](#)
Show Date: 8/14/2020











 Broadway/Hwy 23 thru the Dells to south on Bowman Rd to Iowa Ave.

Unit	BedRms	Baths		Lease Expires	Mo Rent	SqFt	Parking	Landlord Pays			#Furnaces:
		Full	Half					Elec	Heat	W/S	
Unit 1 BR	1	1	0	varies	595	635	1 Space	No	No	No	0
Unit 2 BR	2	1	0	varies	695	995	2 Space	No	No	No	18
											0
											Other
											Electric
# Stoves: 18	#DishWash: 0	# Washers: 6	Parking Stalls In: 0	Room Sizes for Unit 1 and 2 are on Page 2							
# Refrig: 18	# Units w/AC: 0	# Dryers: 6	Parking Spaces 30								

Zoning: R-3	Total Income: 144,730	Net Taxes: \$ 24,516 / 2019	Land Assess: \$ 102,600
Parcel: 11291 1151, 11291 1152	Total Expenses:	Est Acres: 1.0400 Assessor	Improvements: \$ 970,600
Owner:	Net Op Income: 89,740 /	Lake/River:	Total Assess: \$ 1,073,200 / 2019

Type Apartment building	Exterior Vinyl, Aluminum/Steel, Brick
Basement None	Legal Lease(s) on file, Income/Exp Report Avail, Condition report on file
Park/Unit 1 space, 2 spaces, Outside	Documents
Water/Waste Municipal water, Municipal sewer	Miscellaneous Shared laundry, Water Softener Owned, Hi-Speed Internet Avail
Utilities Separate elec meters, Separate water meters	

Unit 1 Family/Rec rm, Dining room, Balcony/patio, Air conditioning, Range/oven, Refrigerator, Individual heat control, Separate Storage Unit Inc
Unit 2 Family/Rec rm, Eat-in kitchen, Balcony/patio, Air conditioning, Range/oven, Refrigerator, Separate Storage Unit Inc, Individual heat control

Included: All unit appliances including 18 stoves/ranges, 18 refrigerators, 6 coin operated washers, 6 coin operated dryers, 2 dehumidifiers, storage shed, push
Excluded: Tenant's personal items/belongings.

Don't miss out on this Turn-Key investment opportunity at Heritage Hill Apartments. Great neighborhood location near school and municipal tennis courts. These three buildings are perfectly maintained and fully leased with rents below current market rate. Each building has (2) 1 bedroom units and (4) 2 bedroom units for a total of 18 apartment units. Parking lot in rear of building has been recently resurfaced. Building 1 built in 1989, Building 2 built in 1994, Building 3 built in 2003. Roofs replaced in 2012. Each building offers a coin operated laundry area for extra earning potential. No pets ever allowed in units. AC units not provided by owner/seller and are individually owned and maintained by tenants.

Showings: 608.8507777Preapproved buyers for showings with at least 24 hour notice for tenant notification. Submit buyer preapprovals to Carolyn Doering or Jason Needham for showing confirmation. First time showings; 930 building unit 1 (1 bedroom unit) and 932 building unit 12 (2 bedroom unit). See associated docs; NDA needed for release of financials. Buyer to verify room dimensions if material.

ListAgt: Carolyn Doering 81186-94	CoList: Jason Needham	List Date: 8/13/2020	Expire Date: 2/28/2022
Pref: 608-284-0277	Pref: 608-843-3711	Subagent Comm: 3%	Electronic Consent: Yes
CarolynDoering@BunburyRealtors.com	jneedham@bunburyrealtors.com	BuyerAgentComm: 3%	Exclusive Agency: No
Bunbury & Assoc, REALTORS	Bunbury & Assoc, REALTORS	DOM: 0 CDOM: 0	Licensee Interest: No
Off: 608-441-7777 Fax #: 608-441-7077	Off: FAX: 608-831-5700	AO Date:	Limited Service: No
2970 Chapel Valley Rd Ste 104	6650 University Ave	Closing Date:	Multiple Rep: Yes
Madison WI 53711-7424	Middleton WI 53562-3035	Financing:	Named Exceptions: Yes
SaleAgt:	Sold Price:	Sale Factors:	Policy Letter: Yes
	Concessions:	Competing Offers:	Variable Comm: No

Page 1 of 2

Room Dimensions:**UNIT 1**

Living/Great:	M	17x11
Kitchen:	M	11x9
Formal Dining:		
Dining Area:	M	10x9
Mstr BedRm:	M	11x11
2nd BedRm:		
3rd BedRm:		

UNIT 2

Living/Great:	M	18x14
Kitchen:	M	12x10
Formal Dining:		
Dining Area:	M	11x9
MstrBedRm:	M	14x14
2nd BedRm:	M	11x11
3rd BedRm:		

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2020 SCWMLS **Orig MLS:** South Central WI

930/932/934 Iowa Ave

\$1,600,000

1890821

Printed By: Jason Needham

08/13/2020 03:12 PM

Not for Public Distribution