Virtual Tour *Video Tour*

1902218 **Active** **Multi Family** **Price: $650,000**

947 E Johnson St
Madison WI 53703

City Madison E01
County: Dane
Subdivision: Original Plat

Efficiency Units: 0
1 Bedroom Units: 0
2 Bedroom Units: 0
3+ Bedroom Units: 3

Total Units: 3
Year Built: 1914 Assessor

School District: Madison
Elementary: Lapham/Marquette
Middle School: OKeeffe
High School: East

Open House Info

Schedule a Showing **Show Date:** 2/25/2021

9 blocks east of the Capital Square between N. Patterson and N. Ingersoll St. 2 Blocks from Breese Stevens Field.

Unit	BedRms	Baths Full	Baths Half	Lease Expires	Mo Rent	SqFt	Parking	Landlord Pays Elec	Heat	W/S
#1	3	1	0	8/14/2022	1445	1,168	1 Space	No	Yes	Yes
#2	3	1	0	1/31/2022	1350	1,168	1 Space	No	Yes	Yes
#3	3	1	0	7/31/2022	1555	1,168	1 Space	No	Yes	Yes

#Furnaces: 1
#Wtr Htrs: 1
#Wtr Soft: 0
HeatType: Forced air
Heat Fuel: Natural Gas

 # Stoves: 3 **#DishWash:** 0 **# Washers:** 1 **Parking Stalls In:** 0
 # Refrig: 3 **# Units w/AC:** 3 **# Dryers:** 1 **Parking Spaces** 3

Room Sizes for Unit 1 and 2 are on Page 2

Zoning: TR-V1 **Total Income:** 56,160 **Net Taxes:** $ 9,059 / 2020 **Land Assess:** $ 86,200
Parcel: 0709-132-0523-7 **Total Expenses:** 24,074 **Est Acres:** 0.1000 *Assessor* **Improvements:** $ 320,500
Owner: Triple P Enterprises Llc **Net Op Income:** 31,524 / 2021 **Lake/River:** **Total Assess:** $ 406,700 / 2020

Type Apartment building, 3 story
Basement Full
Park/Unit 1 space, Outside
Exterior Wood
Water/Waste Municipal water, Municipal sewer
Utilities Separate elec meters

Legal Documents Joint driveway agreement, Lease(s) on file, Income/Exp Report Avail, Condition report on file
Miscellaneous Shared laundry, Close to bus line, Internet - Cable
Terms Exchange
Original Price $650,000

Unit 1 Balcony/patio, Air conditioning, Range/oven, Refrigerator, Wood or sim. wood floor, Pantry, Shared basement

Included: 3 Refrigerators, 3 Stoves, 1 Owned Coin-op Washer, 1 Owned Coin-op Dryer

Excluded: Seller's Personal Property, Tenant's Personal Items

SHOWINGS BEGIN THU FEB 25. A dream investment in Downtown Madison! Fully occupied thru 2022! All the major capital expenditures are completed (100% new electrical in 2014, all new plumbing 2014, added central air conditioning 2014, siding scraped and painted 2015, new concrete driveway 2016, half roof replaced in 2017, new furnace 2017, gravel parking lot 2020, and more!). Meticulous Broker Owned and well-organized property management. Old world charming built-ins, additional trim, unique woodwork, and custom shelving. Ask your buyer's agent to look up the sale comp 2 blocks away @ MLS: #1895084 and also lookup MLS: 1896412. Possibility to increase revenue by charging for parking. Also continue to raise rents as some long-term residents are under market. Coin-op

Broker Owned & Managed. Seller will be executing a 1031 exchange, buyer cooperation is imperative. Tenant on first floor has lived there since 2014 & cuts the grass & moves the garbage dumpsters weekly. Snow shoveling & cleaning are hired out. All residents are current on their rent & pay timely during COVID.

ListAgt: **Matthew Pantzlaff** 73316-94 **CoList:**
Pref: 608-239-0367 Fax: 414-461-4040
mpantzlaff@totalresolutionsllc.com
Homestead Realty
Off: 414-461-4040 Fax #: 414-461-9568
8405 W Lisbon Ave
Milwaukee WI 53222-3726
SaleAgt:

List Date: 2/12/2021 **Expire Date:** 7/31/2021
Subagent Comm: 3.0% **Electronic Consent:** Yes
BuyerAgentComm: 3.0% **Exclusive Agency:** Yes
DOM: 9 **CDOM:** 9 **Licensee Interest:** Yes
AO Date: **Limited Service:** No
Closing Date: **Multiple Rep:** Yes
Financing: **Named Exceptions:** No
Sold Price: **Sale Factors:** **Policy Letter:** No
Concessions: **Competing Offers:** **Variable Comm:** No

Room Dimensions:	UNIT 1			UNIT 2
	Living/Great:	M	14x13	**Living/Great:**
	Kitchen:	M	14x10	**Kitchen:**
	Formal Dining:			**Formal Dining:**
	Dining Area:			**Dining Area:**
	Primary Bedrm:	M	14x12	**Primary Bedrm:**
	2nd Bedroom:	M	10x10	**2nd**
	3rd Bedroom:	M	10x10	**3rd Bedroom:**
	Mud Room	M	11x6	

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2021 SCWMLS ***Orig MLS:*** South Central WI