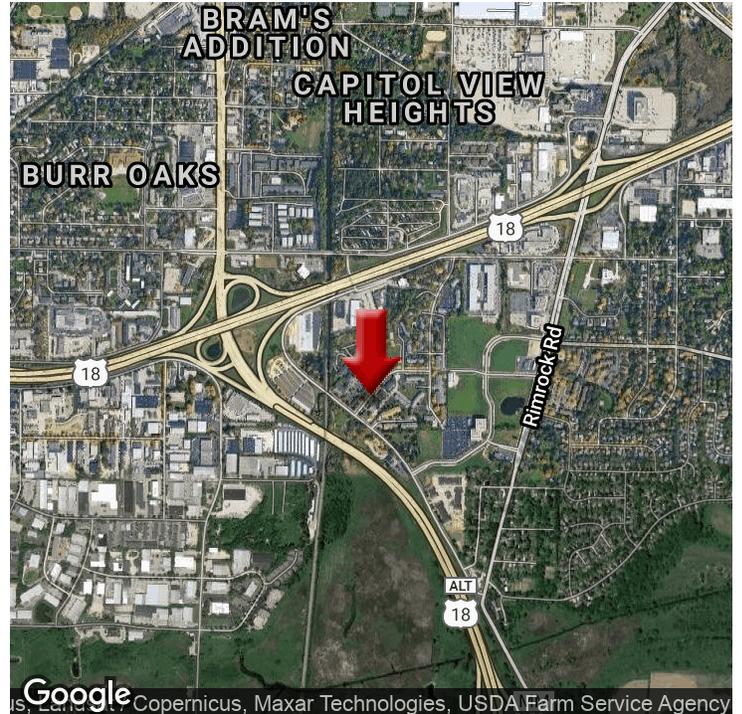


MULTIFAMILY FOR SALE

213-219 DEER VALLEY ROAD

213-219 Deer Valley Road, Madison, WI 53713



OFFERING SUMMARY

SALE PRICE:	\$1,395,000
NUMBER OF UNITS:	16
CAP RATE:	6.56%
GRM:	8.46
NOI:	\$91,462
LOT SIZE:	0.764 Acres
BUILDING SIZE:	14,300 SF
ZONING:	MFR-08
PRICE / SF:	\$97.55

PROPERTY OVERVIEW

213, 215, 217, 219 Deer Valley Rd is a two building multi-family investment. Each building has 8-two bedroom, one bathroom apartments. The buildings are adjacent and have a shared parking area which consists of 24 spaces. The 217/219 building has owner paid boiler heat and hot water. 213/215 has individual gas forced air furnaces and individual water heaters. All units have sleeve AC units for cooling, and electric ranges. All windows have been replaced in the past 5-15 years and the parking lot and roofs are in good condition.

Landscaping is exceptional with many flowering plants, large shade trees, raised gardens and a lawn sprinkler system. The buildings are fully occupied and have averaged around 3 months of vacancy annually (98%+ occupancy) in recent years. The present owner is hands-on and meticulous with the buildings and well known to the tenants. A 24-camera security system and locked entrances insure a safe environment for tenants.

PROPERTY HIGHLIGHTS

- 11.2% Cash on Cash ROI, 18.9% Total ROI as Underwritten
- Exceptional Curb Appeal / Current on All Maintenance
- Owned Coin-Op Laundry / Security System
- Convenient Location / Bus Stop at Corner of Property

KW COMMERCIAL
200 River Place,
Ste. 130
Monona, WI 53716

GREG WAGNER
Senior Commercial Broker
O: 262.424.6586
gregwagner@kwcommercial.com

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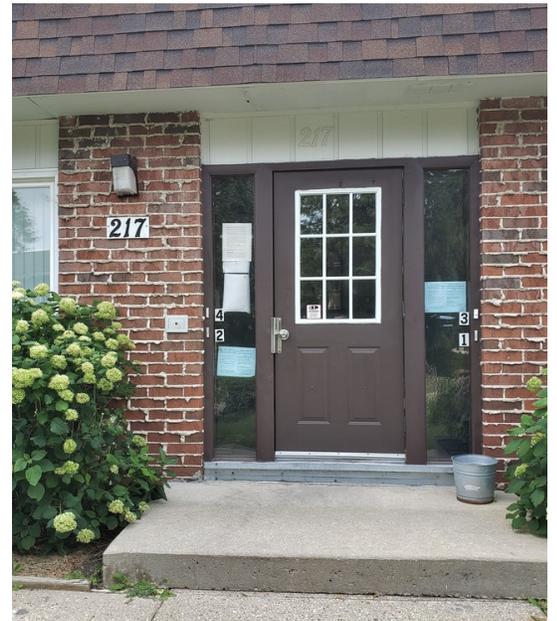
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