

For Sale

cresa



Value-Add Retail Building and/or Redevelopment Site Available For Sale

6801 University Avenue
Middleton, Wisconsin

Site Details

- **Building Size:** 7,778 SF
- **Lot Size:** 8,347 SF
- **TIF District:** Property is located in Middleton's proposed TIF 5 district, Parcel #54 in Amendment document (see attached)
- **Building Type:** Retail/Office
- **Asking Price:** \$595,000
- **Proforma NOI:** \$70,000
- **Proforma Cap Rate:** 12%
- Excellent location on University Ave that is surrounded by many local, regional, and national businesses.
- This is a great opportunity for an owner-occupant.



For More Information:



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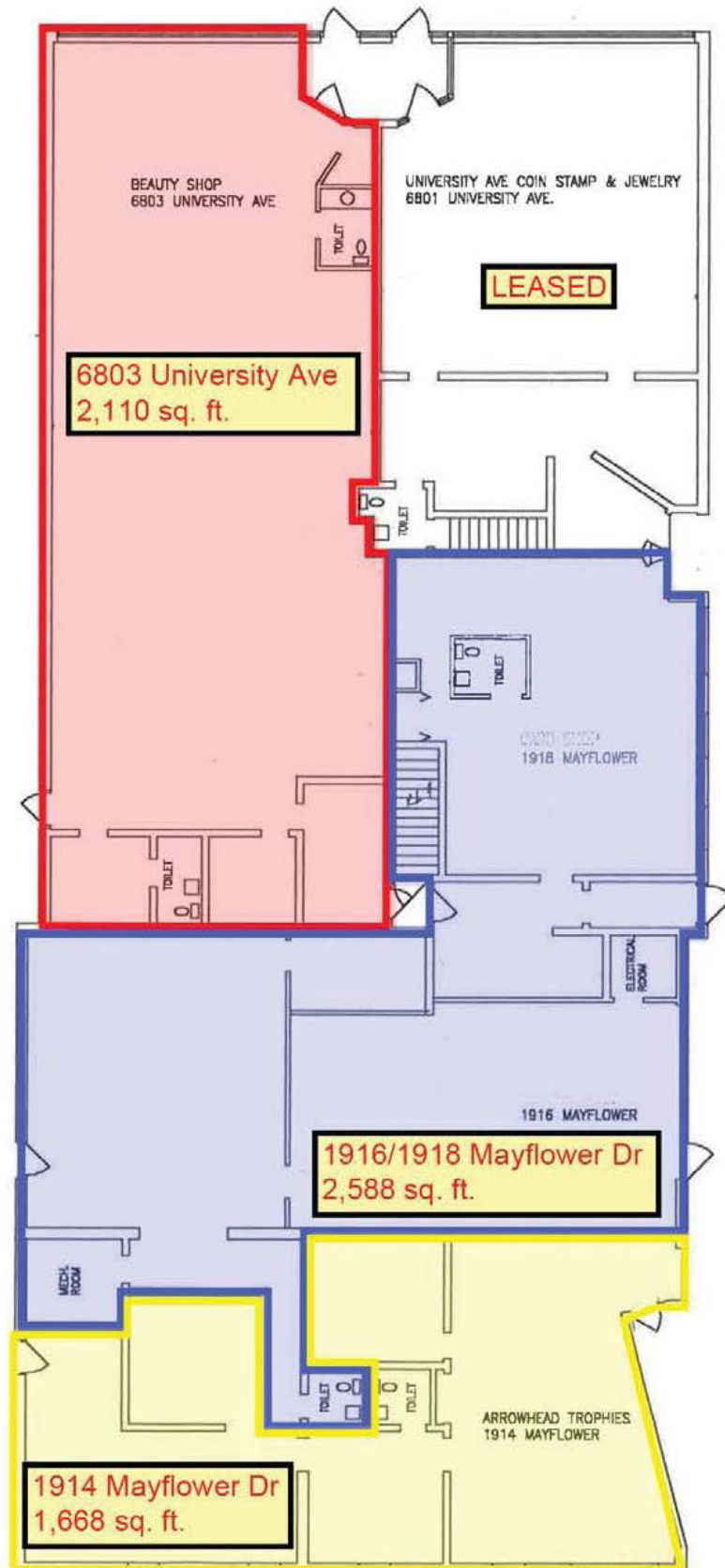


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Floor Plan

University Ave Frontage



Mayflower Dr Frontage

Interior Pictures



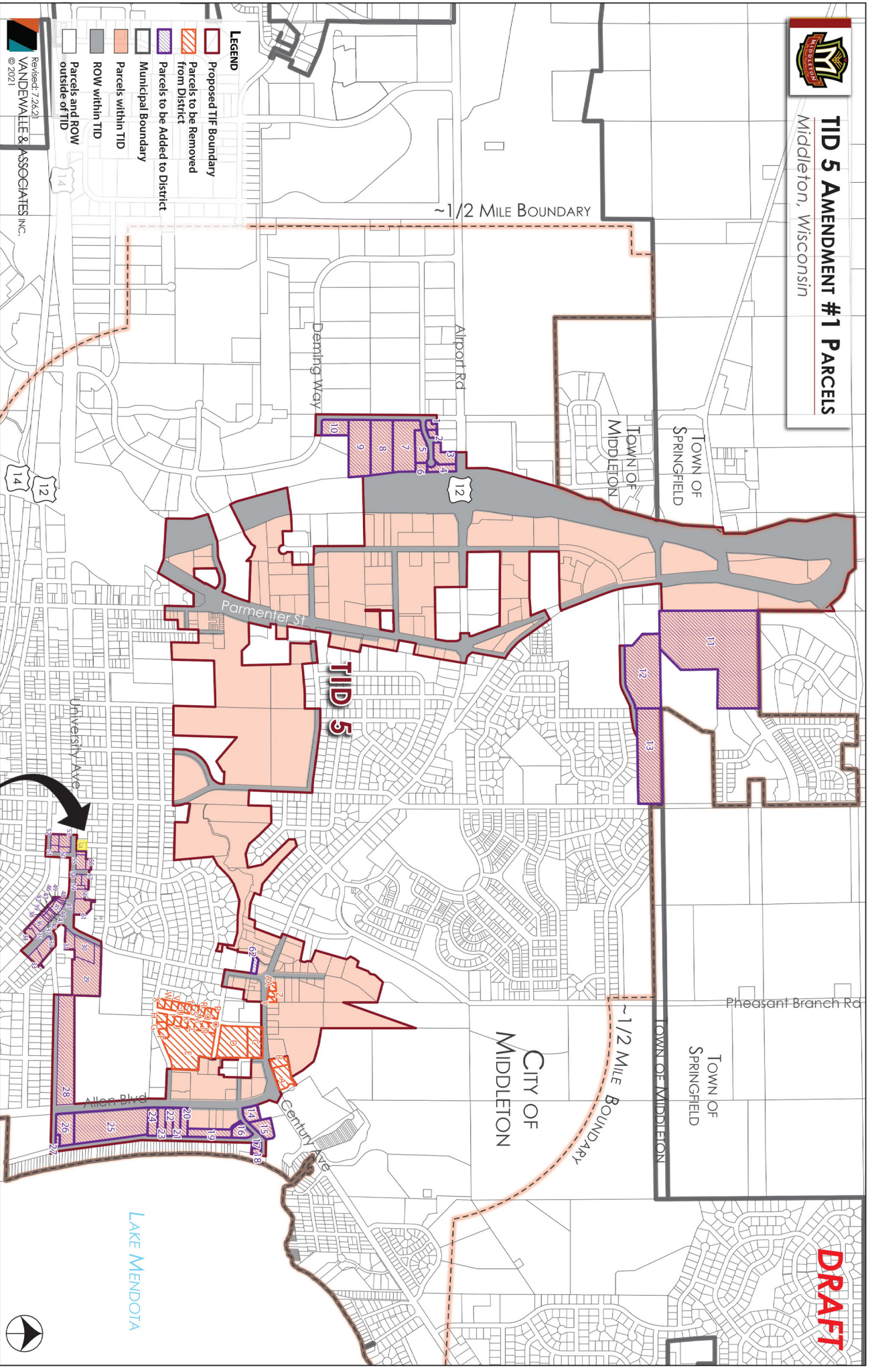
Proforma Purchase Analysis

TENANT/SPACE ADDRESS	SIZE (SF)	CURRENT RENT (Per Month)	CURRENT RENT (PER SF)	CURRENT RENT (PER SF, MG) & PROFORMA	ANNUAL PROFORMA RENT (Modified Gross, net of	HISTORICAL EXPENSES	
						Cleaning & Maintenance	\$ 2,947.00
						Insurance	\$ 1,800.00
Coin Shop 6801 University	1,412	\$ 1,400.00	\$ 11.90	\$ 11.90	\$ 16,800.00	Legal & Professional	\$ 1,450.00
						Repairs	\$ 4,581.00
Former Salon 6803 University	2,110	Vacant	Vacant	\$ 12.00	\$ 25,320.00	Taxes (based on sale price of \$595k)	\$ 12,257.00
						Utilities	\$ 261.00
						TOTAL EXPENSES	\$ 23,296.00
Former Furniture store 1916-1918 Mayflower	2,588	Vacant	Vacant	\$ 12.00	\$ 31,056.00	PROFORMA NOI \$ 69,896.00	
Former Trophy store 1914 Mayflower	1,668	Vacant	Vacant	\$ 12.00	\$ 20,016.00	Sale Price	PROFORMA CAP RATE
TOTAL SF	7,778	\$ 1,400.00	N/A	N/A	\$ 93,192.00	\$ 595,000.00	12%



TID 5 AMENDMENT #1 PARCELS
Middleton, Wisconsin

DRAFT



Revised: 7/26/21
VANDEWALLE & ASSOCIATES, INC.
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**Parcel
54**