



FIRSTWEBER
Commercial

The human side of real estate.

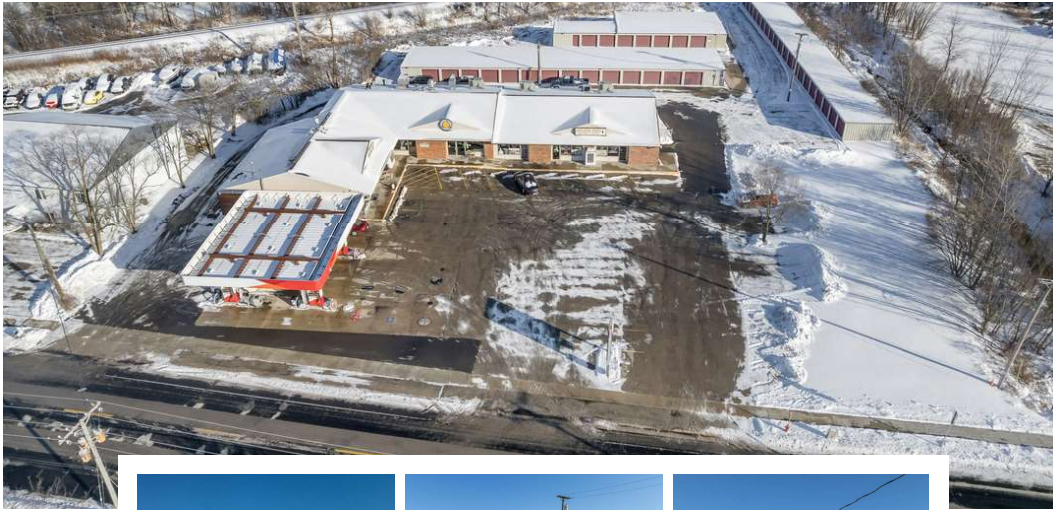


INVESTMENT OPPORTUNITY STOUGHTON STRIP MALL

981 N. PAGE ST STOUGHTON WI
LONG TERM TENANTS, ANCHOR GAS STATION, WELL
MAINTAINED BUILDING, STORAGE UNITS IN REAR.



\$1,700,000.00



Stoughton area strip mall with long term tenants virtually hassle free investment.

Offered at a 7.5% cap. rate. There are 4 main tenants with 3 storage unit buildings in the rear. Additional grass lot bordering Page St included with purchase.

Home to the local Citgo, Stoughton Liquor, Yeti Pizza and a laundromat. The building is very diversified with low maintenance tenants. An Ideal investment.

Get in touch now for more information

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- Entire Mall
 - Around \$750,000 spent to rebuild mall in 2012
 - New roof in 2012
 - New LED soffit lights in 2012
 - New rain gutters in 2012
 - New soffits in 2012
 - New mall siding in 2012
 - Vacant lot for future expansion - car wash, storage units, etc
 - New Paving around building 2021

- Convenience Store / Gas Station
 - Open since approx. 1969
 - Approx 2500sq ft
 - Triple-net lease
 - Leased thru 12-31-2023

- Laundromat
 - Open for at least 30+ years.

- Pizza Restaurant
 - Open since approx. 2006 as a pizza restaurant.
 - All pizza equipment **owned by owner** and leased to tenant
 - Pizza equipment purchased 2012 - all new \$110,556
 - From the studs up rebuild in 2012 - flooring, walls, electrical, HVAC, plumbing, windows, roof, natural gas, doors - everything.
 - Triple-net lease.
 - Leased thru 04-30-2022

- Liquor Store
 - Open for at least 30+ years.
 - From the studs up rebuild in 2012 - flooring, walls, electrical, HVAC, plumbing, windows, roof, natural gas piping, doors - everything
 - Resides in 2 separate (combined) retail spaces.
 - Triple-net lease.
 - Leased thru 05-01-2024

- Storage Units
 - 90 storage units (20 x 10, 15 x 10, 10 x 10, 10 x 5)
 - Setup as 100% self-service – www.allselfservice.com

Property Information				Property Value	
Property Name	Page Street			NOI	\$128,140
Location	981 Page Street			CAP Rate	
Type of Property	Retail / Storage Units			Value	
Description					Annual Amount
RENTAL INCOME					\$147,276
	Retail			\$6,043	
	10 x 5 Units	28	\$45	\$1,260	
	10 x 10 Units	9	\$55	\$495	
	10 x 15 Units	14	\$65	\$910	
	10 x 20 Units	39	\$85	\$3,315	
	Garage Units	2	\$125	\$250	
Less: Vacancy	Assuming	6%			\$8,837
TOTAL RENTAL INCOME					\$138,439
Plus: Other Income					\$20,998
	CAM Property Tax			\$16,566	
	CAM Insurance			\$3,033	
	Storage Late Fees			\$1,400	
GROSS OPERATING INCOME					\$159,438
OPERATING EXPENSES					
	Real Estate Taxes			\$20,707	
	Property Insurance			\$3,791	
	Repairs and Maintenance			\$2,000	
	Utilities			\$2,300	
	Snow Removal			\$1,500	
	Supplies			\$500	
	Lawn and Grounds			\$500	
TOTAL OPERATING EXPENSE					\$31,298
NET OPERATING INCOME					\$128,140