

Real Estate For Sale

1125-1127 St. James Ct. Madison WI
Asking Price \$674,900



2 flat multi-family for sale located in the Vilas area just a few blocks from Camp Randall Stadium and the UW Campus. Unit #1125 has 5 bedrooms and 1 bath. Unit #1127 has 3 bedrooms and 1 bath. There is parking available in the driveway for tenants. Fully leased with an annual gross income of \$55,764 tenants pays all utilities except water & sewer.

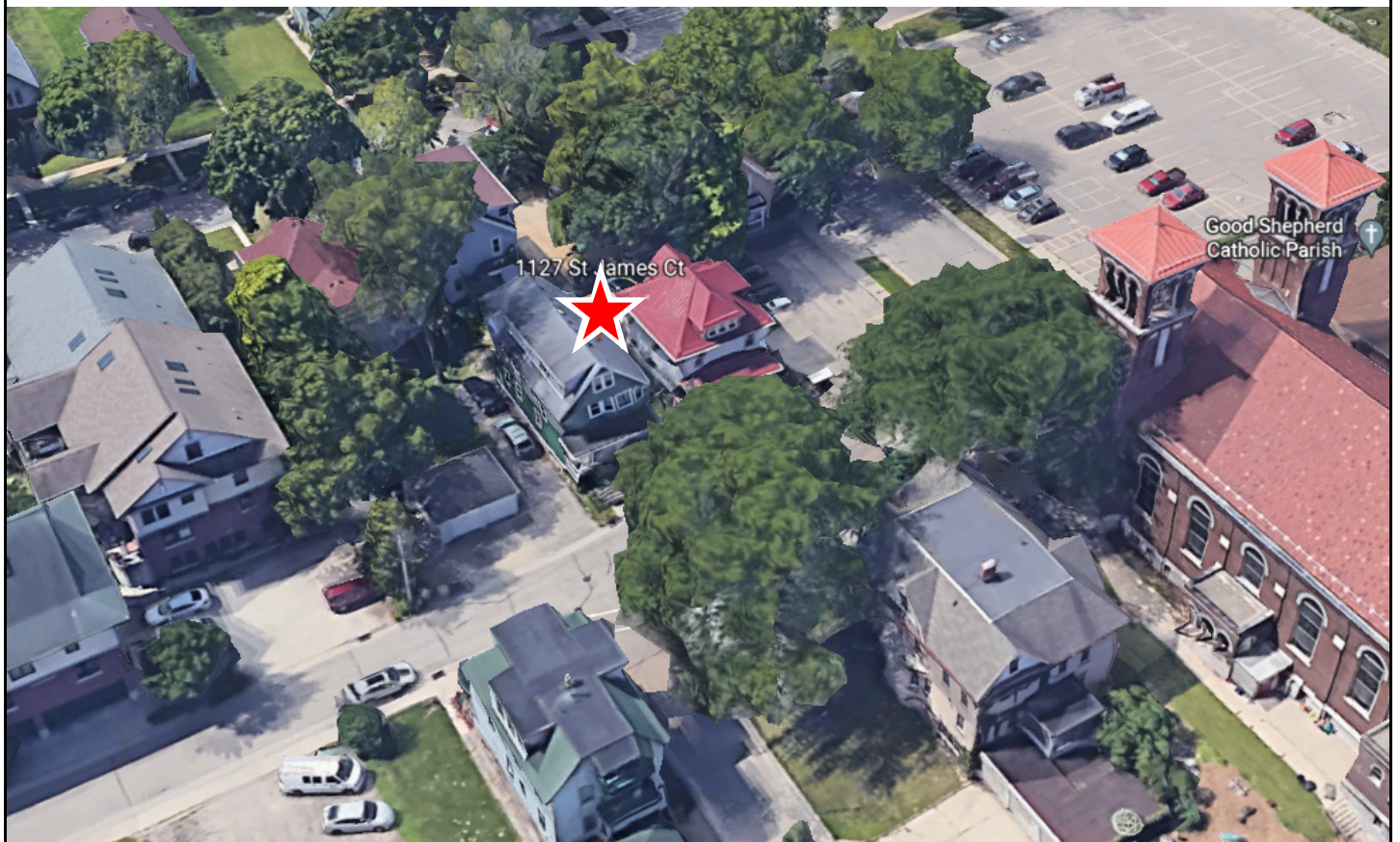
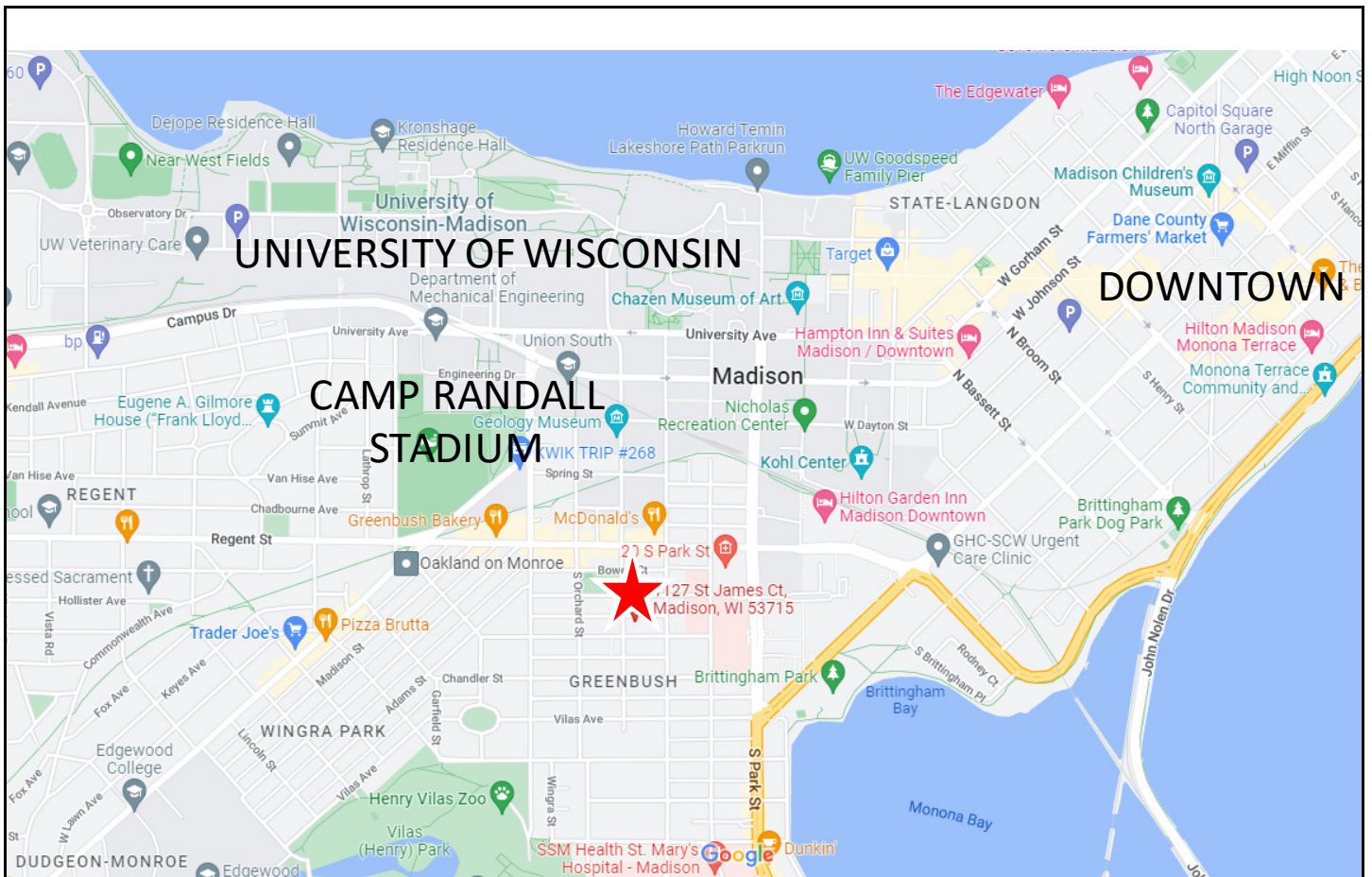


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Rent Roll for 1125 and 1127 St. James Ct.

Tenants pay for all utilities with the exception of water/sewer.

Land Lord does not currently charge for Parking

<u>Address</u>	<u>Rent</u>	<u>Beds</u>
1125	\$ 2,850.00	5
1127	\$ 1,797.00	3
	\$ 4,647.00	Monthly Total
	\$ 55,764.00	Annual Total

Financial background:

	<u>8/20 – 8/21</u>	<u>8/21 – 8/22</u>	<u>8/22 - 8/23</u>
Gross income	56,768	56,160	55,774
Operating expenses			
• Property taxes	10,015	10,345	10,500
• Insurance	1,154	1,170	1,200
• Water/Sewer	1,053	1,176	1,200
• Repair/maintenance	2,693	2,577	2,800
Net Operating income	41,853	40,892	40,074

Property Information

Property Type:	2 Unit	Property Class:	Residential
Zoning:	TR-C4	Lot Size:	2,810 sq ft
Frontage:	40 - St James Ct	Water Frontage:	NO
TIF District:	0	Assessment Area:	2021

Residential Building Information**Exterior Construction**

Home Style:	Flat	Dwelling Units:	2
Stories:	2.5	Year Built:	1911
Exterior Wall:	Composition		
Foundation:	Stone		
Roof:	Asphalt	Roof Replaced:	1985
Garage 1:		Stalls:	0.0
Driveway:	Asphalt	Shared Drive:	NO

Interior Information

Bedrooms:	8	Full Baths:	2
Fireplace:	0	Half Baths:	0

Living Areas (Size in sq ft)

Description:	Living Area:	Total Living Area:	2,636
1st Floor:	1,020		
2nd Floor:	1,056		
3rd Floor:	560		
Above 3rd Floor:	0		
Attic Area:	Finished: 0		
Basement:	Finished: 0	Total Basement:	1,027
Crawl Space:	0		

Other Structures (Size in sq ft)

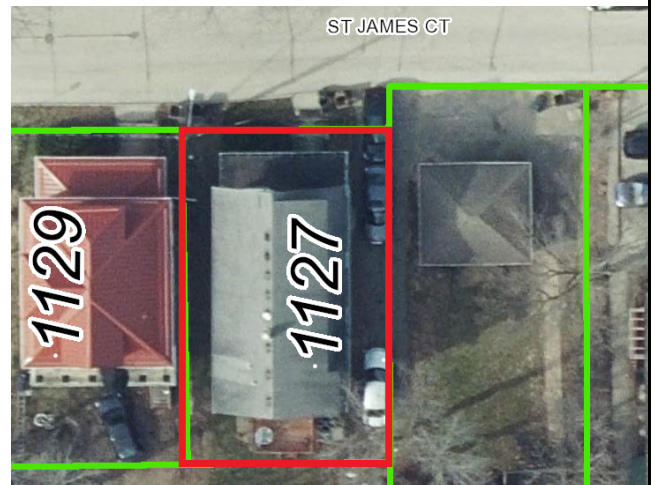
Open Porch:	164
Open Porch:	164
Deck:	120
Deck:	120

Mechanicals

Central A/C:	NO	
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2021 Tax Information [2021 Tax Details](#)

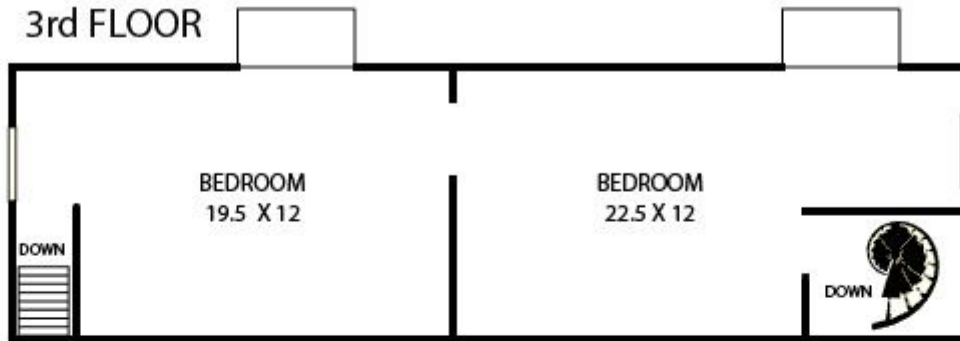
Net Taxes:	\$10,345.35
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$10,345.35



Pending application for a Certificate of Occupancy for 5 unrelated individuals per dwelling unit.

I had an opportunity to speak with one of the Assistant Zoning Administrators this morning further regarding this property. You are correct that this property was previously zoned R4 and was allowed up to 5 unrelated individuals per dwelling unit. The direction I received was that the property would need to obtain a non-conforming certificate of occupancy to support an ongoing occupancy that does not meet current code. In order to obtain a non-conforming C.O., documentation would need to be submitted to show that the units have been occupied with more than 2 unrelated individuals continuously since January 2013 (when the code changed). This would likely be in the form of providing leases. During that time period, if the non-conforming use ceased for a continuous period of 12 months then the nonconforming use would not be allowed to continue. A nonconforming C.O. application would also need to be submitted.

3rd FLOOR



2nd FLOOR



1st FLOOR



Exterior Photos



1st Floor Photos



2nd Floor Photos



3rd Floor Photos



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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