



## **Office Building For Sale**

**5944 Seminole Centre Ct.  
Fitchburg, WI**

**Key Commercial Real Estate LLC**  
**608-729-1800 | [www.keycomre.com](http://www.keycomre.com)**



# For Sale

<b>PRICE</b>	\$1,320,000
<b>ZONING</b>	B-P Business Professional
<b>TENANTS</b>	6, 8 total suites (100% leased)
<b>BUILDING SIZE</b>	13,968 Gross SF 10,072 Leasable SF

## OVERVIEW

Professional and well-maintained office building available for sale within the Seminole Centre commercial condo development in popular Fitchburg location. Steps from Barriques Coffee and a short drive to HyVee, Target, Walgreens, many restaurants and more.

This fully-occupied office building offers a stable investment with a nice mix of professional tenants.

## FOR DETAILED INFORMATION CONTACT:

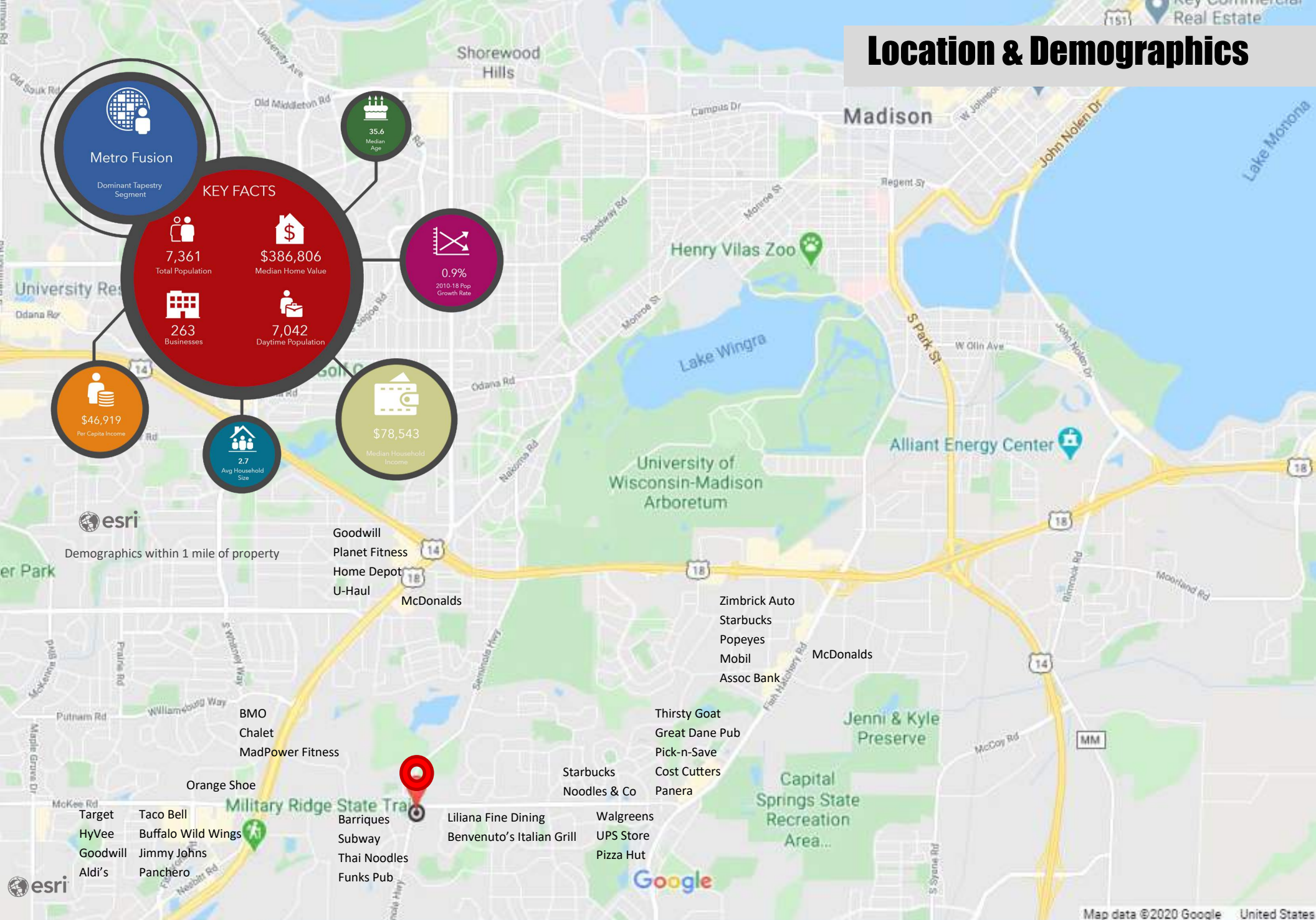
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**KEYCOMMERCIAL**  
REAL ESTATE, LLC

# Location & Demographics



# Property Details

## Location

- Located at the controlled intersection of McKee Road (Hwy PD) and Seminole Hwy with easy access to the Beltline/Hwy 12 and downtown Madison
- Park-like setting
- Bike path nearby
- Many local food & shopping options

## Improvements Summary

- Rolling topography provides exposed lower levels with direct entrance & ADA access
- Monument sign facing McKee/PD opportunity for tenants
- Ample on-site parking
- Exterior construction is wood and stone veneer
- Roof is composition shingles
- Site is served by standard municipal utilities
- Common area restrooms
- Operable windows
- Various size office suites

## Condominium Information

- The Seminole Centre office complex is a 5 building condominium development
- Condo Name: Seminole Centre A Condominium
- Units: Five buildings
- Condo Description: Each stand alone building consists of 2-3 stories on 6.98 acres with shared parking throughout the development
- Condo Association: Seminole Centre Unit Owners Association Inc. provides the grounds care (mow, snow, etc).
- Building owners independently manage, lease, repair & maintain their buildings.



# Building Details/Financials

2023/2024 FINANCIAL PROFORMA		5944 Seminole
<b>CASH FLOW</b>		
Rent Revenue		\$ 184,394
Other Potential Revenue-Storage		\$ 2,700
Gross Potential Income		\$ 187,094
Vacancy Allowance	5.0%	\$ (9,355)
<b>Total Income</b>		<b>\$ 177,739</b>
RE Taxes		\$ 19,000
Insurance		\$ 2,700
Grounds-care/Condo Dues (lawn, snow, lot, etc)		\$ 11,634
Building Repair/Maint. (trash, janitorial, security, etc)		\$ 20,000
Utilities		\$ 8,500
Miscellaneous/Mgmt	3.0%	\$ 5,300
Reserve/Improvements		\$ 5,000
<b>Total Operating Expenses</b>		<b>\$ 72,134</b>
<b>Net Operating Income (NOI)</b>		<b>\$ 105,606</b>
Debt Service		\$ 85,562
<b>Annual Cash Flow</b>		<b>\$ 20,043</b>
<b>VALUATION</b>		
CAP Value	8.00%	\$ 1,320,000
<b>Listed Sale Price</b>		<b>\$ 1,320,000</b>
PSF (leasable)	10,072	\$ 131
PSF (gross)	13,968	\$ 95
<b>FINANCE</b>		
Cash Invested	20%	\$ 264,000
Debt	80%	\$ 1,056,000
Loan Term (Years)		25.00
Interest Rate		6.50%
Annual Debt Service		\$ 85,562
DSCR		1.23
<b>ROI</b>		
Cash On Cash ROI		7.6%
Principal Reduction ROI (increases yearly, 10yr avg)		8.5%
Appreciation ROI (est)		3.0%
<b>Total Return On Investment (ROI)</b>		<b>19.1%</b>

## HIGHLIGHTS

- 13,968 gross SF
- Constructed 1995 (approx.)
- 1.015 acres allocated to 5944 (per assessor)
- Exposed finished lower level has 3 storage units and parking available in both front and rear of building.
- Condo unit #2 monthly dues \$969.48. Condo Assoc provides grounds-care, mow, plow, lot maintenance, etc.

## OCCUPANCY

- 100% leased
- Currently 6 tenants occupying 8 suites
- Lease expirations:
  - 07/31/2024\*
  - 03/31/2026
  - 12/31/2026
  - 05/31/2027
  - 09/30/2028
  - 02/31/2028
- Modified gross leases. For 4 units the Tenants pay in-suite gas, electric and janitorial. For 4 units the Landlord pays in-suite utilities and the Tenant pays in-suite janitorial.

## RECENT IMPROVEMENTS

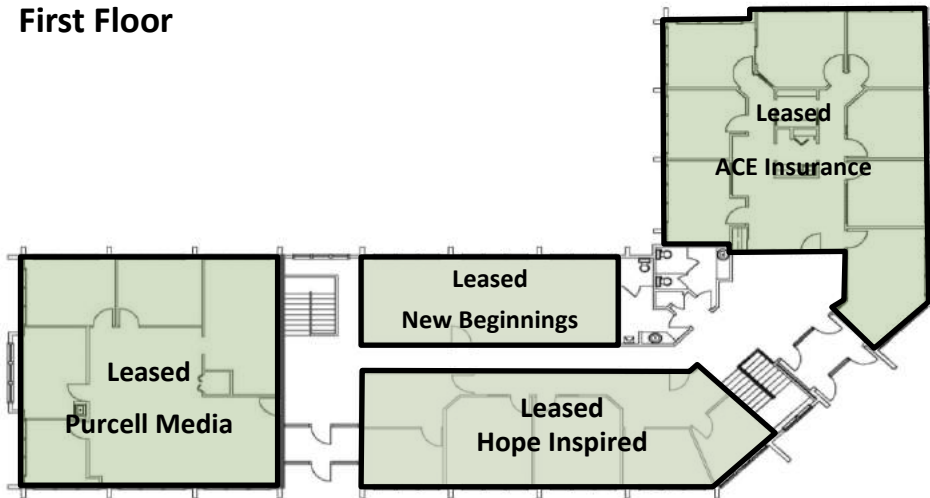
- Exterior repainted 2020
- Roof replaced Dec 2006

\* Lease expiring in 2024 is 330 sf and easily leasable

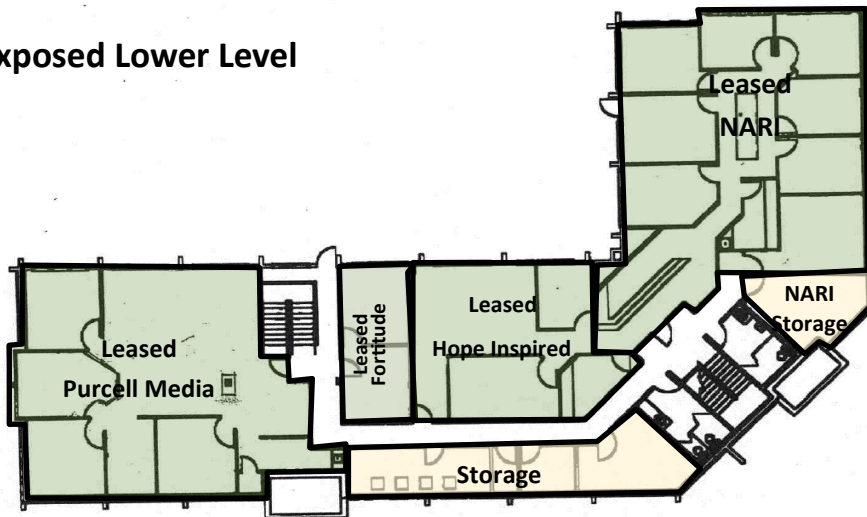


# 5944 - Floor Plans

## First Floor



## Exposed Lower Level



Floor plans & footprint are approximate. Minor changes may have occurred during construction and reno. Buyer to verify if material.



## 5944 - 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:**

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS** *(Insert information you authorize to be disclosed, such as financial qualification information.)*

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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