

OFFERING MEMORANDUM

STABILIZED INVESTMENT - 100% OCCUPIED FLEX BUILDING

4416 PFLAUM RD - MADISON, WI



4416 PFLAUM RD - FOR SALE - \$1,600,000

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



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PROPERTY SUMMARY

4416 PFLAUM ROAD



Property Summary

Price:	\$1,600,000
In-Place NOI:	\$106,884
Total Building SF:	13,034 SF
Lot Size:	1 AC
Built:	1992
Power:	3-Phase Electrical Service
Zoning:	(CC-T) Commercial Corridor Transitional District

Property Overview

100% occupied investment opportunity at 4416 Pflaum Rd. Three existing Tenants with 3+ years remaining on each lease.

Subway occupies 14% of the building (1,872 SF), Maaco occupies 72% (9,408 SF), and Richard Gordon-Auto Detailing occupies 14% of the building (1,754 SF).

Location Overview

The building is located on Madison's east side off Highway 51 and just a few minutes from the Beltline Highway. The Dane County Regional Airport is a short 10 minutes away, with easy access to the I90/94 interchange.

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INVESTMENT SUMMARY

4416 PFLAUM ROAD



Investment Summary

Price	\$1,600,000
Year Built	1992
Tenants	3
RSF	13,034
Price/RSF	\$122.76
Floors	1
Cap Rate	6.68%

Tenant Annual Scheduled Income

Tenant	Actual
Subway	\$36,000
Maaco	\$77,000
Richard Gordon	\$16,531
Totals	\$129,531

Annualized Income

Description	Actual
Gross Potential Rent	\$129,531
- Less: Vacancy	\$0
Effective Gross Income	\$129,531
- Less: Expenses	(\$22,647)
Net Operating Income	\$106,884

Annualized Expenses

Description	Actual
Building Insurance	\$4,000
Taxes - Real Estate	\$18,647
Total Expenses	\$22,647
Expenses Per RSF	\$1.74

PROPERTY PHOTOS

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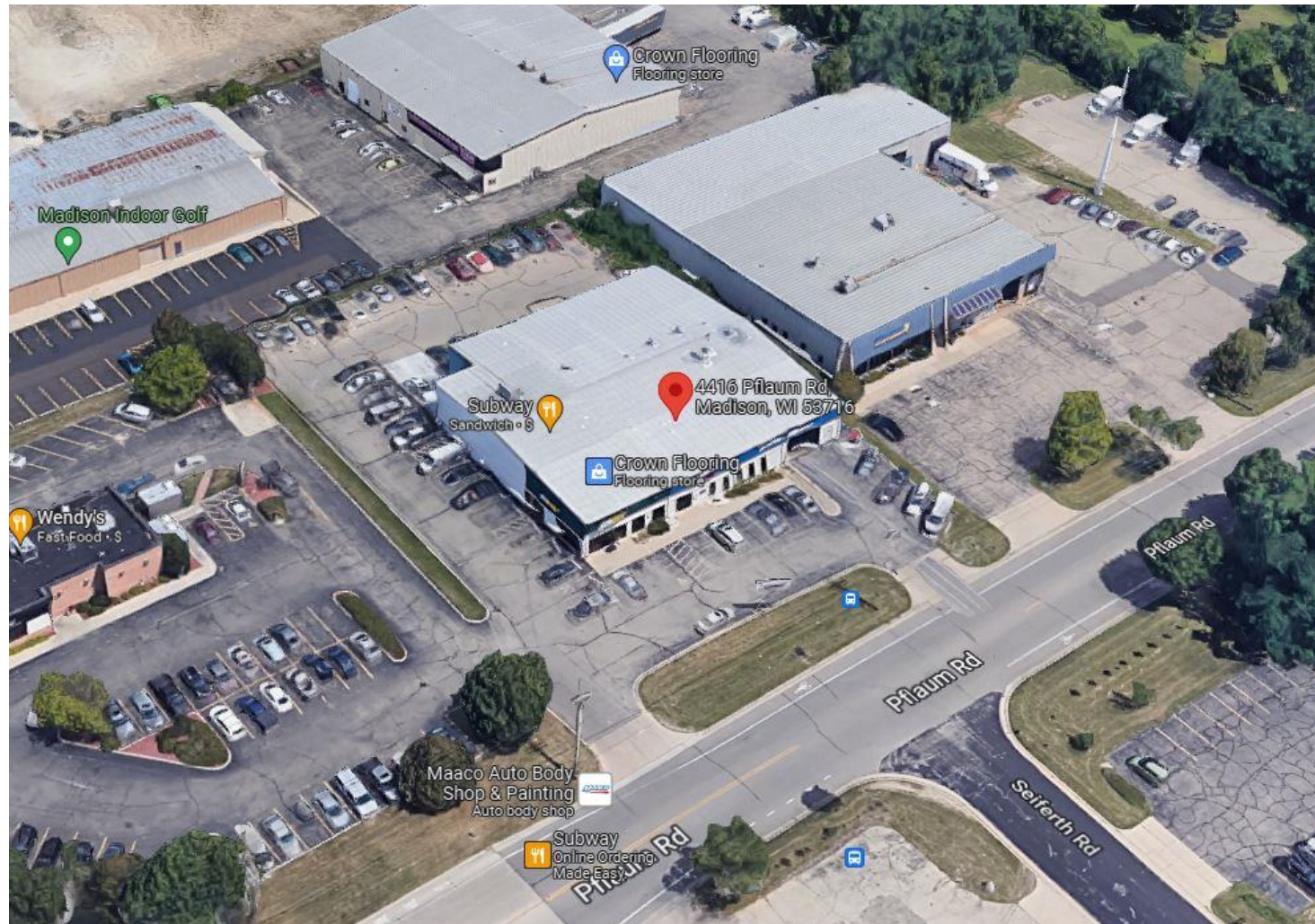


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SITE MAP

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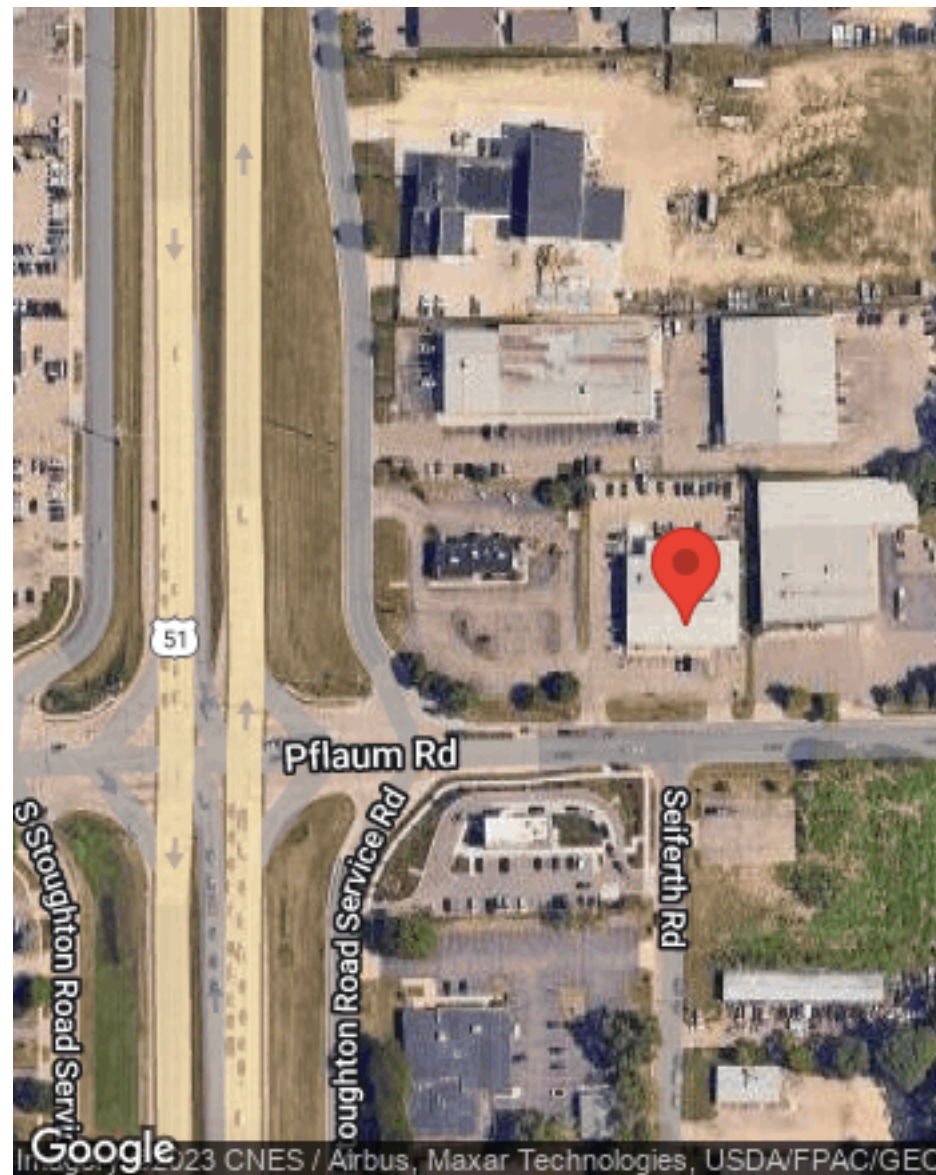
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LOCATION MAPS

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BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,149	24,918	70,762
Female	3,158	25,962	70,042
Total Population	6,307	50,880	140,804

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	968	8,029	21,034
Ages 15-24	747	5,929	13,678
Ages 25-54	2,547	19,168	70,116
Ages 55-64	917	7,329	16,843
Ages 65+	1,128	10,425	19,133

Income	1 Mile	3 Miles	5 Miles
Median	\$47,455	\$57,204	\$47,386
< \$15,000	217	1,715	10,879
\$15,000-\$24,999	171	1,748	7,500
\$25,000-\$34,999	251	2,092	6,847
\$35,000-\$49,999	362	2,920	7,940
\$50,000-\$74,999	707	5,304	11,898
\$75,000-\$99,999	478	3,986	7,866
\$100,000-\$149,999	369	3,174	6,137
\$150,000-\$199,999	94	734	1,645
> \$200,000	22	470	1,304

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,706	23,519	65,399
Occupied	2,577	22,310	61,552
Owner Occupied	1,883	14,897	28,400
Renter Occupied	694	7,413	33,152
Vacant	129	1,209	3,847

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