



**208 W. Main St.  
Stoughton, WI 53589**

A dark-colored SUV is parked in front of a building. The building has signs that say "CALON" on the windows. The SUV has a "CALON" sign on the back window. The text "Key Commercial Real Estate" and "608-729-1800 | www.keycomr" is overlaid on the image.

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







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# 208 W. Main St, Stoughton

Downtown Stoughton 2-story mixed use property now available for sale! Located near the corner of West Main St and South Water Street, this charming brick building built in 1890 houses a bar on the 1st floor with residential units above.

Own a piece of this charming downtown filled with locally owned shops, cafes and restaurants, and the beautifully restored Stoughton Opera House.

- **List Price:** \$299,000
- **Building Size:** 2,760 SF (Assessor)
- **Lot Size:** 2,274 SF (Assessor)  
Zero lot line with adjacent properties
- **Year Built:** 1890 (Assessor)
- **Zoning:** Central Business
- **Stories:** 2
- **# of Units:** 3 units
  - Bar/restaurant on 1st floor
  - Two Apartments on 2nd floor
- **MTM Leases:** Month to month leases provide the new owner with great flexibility to make changes if desired.
- **Kitchen Equip:** Landlord owns some of the commercial kitchen equipment which will be included in the sale; cooler, compressor, hood
- **Credit To Buyer:** Steps and deck not to code. Will be sold as is. Make an offer with a credit at closing or price adjustment for the repairs.



\*approximation of lot lines, Buyer to verify if important



# Photos



Unit 2 - Apartment



Exterior



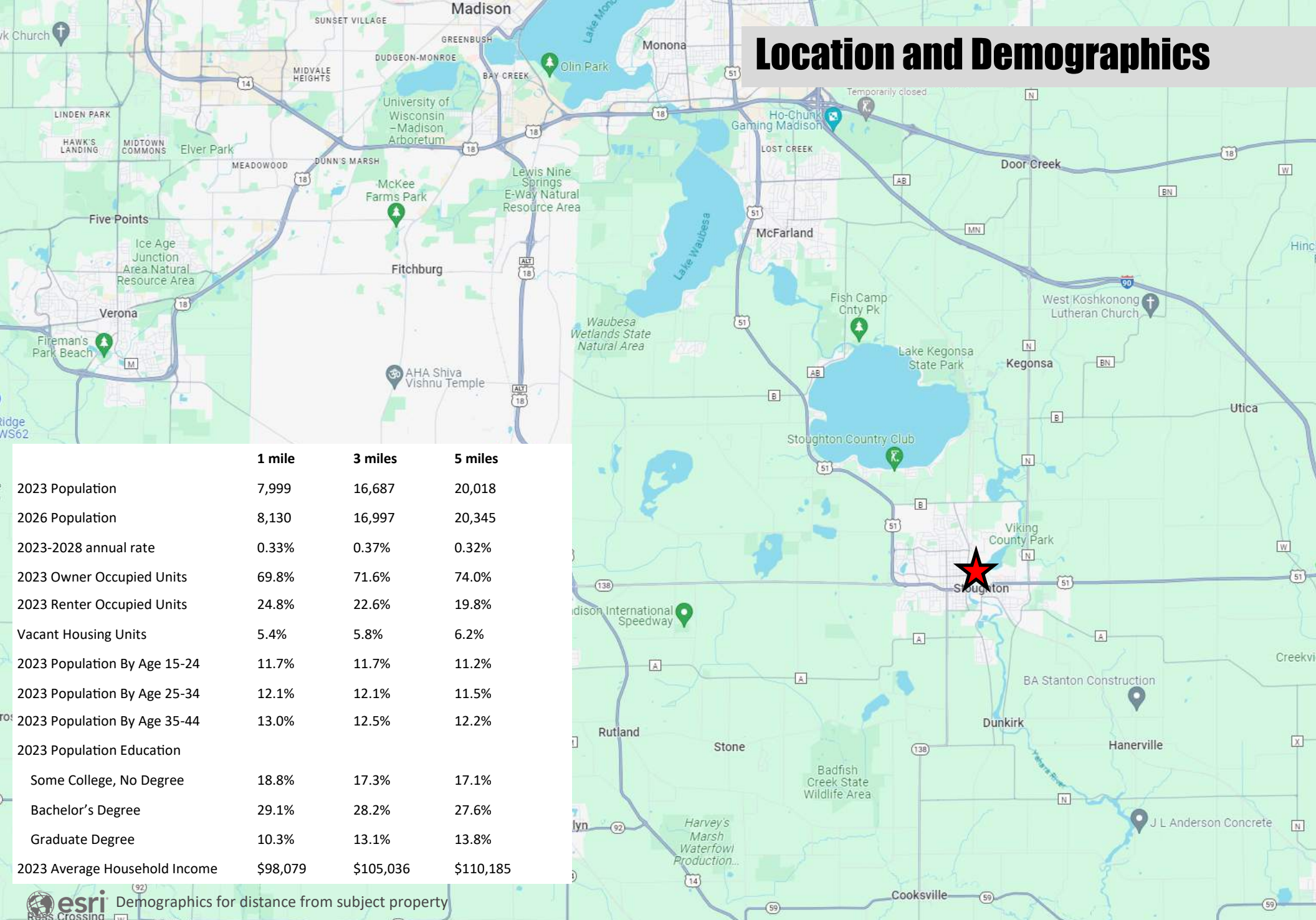
Unit 1 - Commercial Unit



Unit 1 - Commercial Unit



# Location and Demographics



# Financial Information

## Below Market Rent....Opportunity!

Rents are substantially below market providing buyer with a significant opportunity to add value, increase cash flow and create equity. Current rent is \$2330/mo. Market rent is \$2800-\$3400/mo or more if buyer brings property up to market average of \$4,000/mo.

RENT					
Unit	Floor	Type	Use	Lease	Current Rent
208	1	Commercial	Bar	MTM	\$ 800
206-1	2	Residential	Apt	MTM	\$ 700
206-2	2	Residential	Apt	MTM	\$ 830

ANNUAL EXPENSE ESTIMATE		
Item	Amount	Description
Insurance	\$ 536	Property insurance
Water/Sewer	\$ 448	50% of water/sewer
Utilities	\$ 658	Residential unit gas
RE Tax	\$ 2,677	Property taxes
Repairs	\$ 1,200	Misc repairs/maintenance

**Utilities:** Residential Tenants pays electric; Landlord pays w/s/g. Commercial Tenant pays gas, electric, and 50% of total w/s.

NET OPERATING INCOME ESTIMATE				
	Current	Proforma Rent Increase to Market Rate		
Monthly Rent	\$ 2,330	\$ 2,800	\$ 3,400	\$ 4,000 +
Annual Income	\$ 27,960	\$ 33,600	\$ 40,800	\$ 48,000 +
Annual Expense	\$ (5,500)	\$ (5,500)	\$ (5,500)	\$ (5,500)
NOI	\$ 22,460	\$ 28,100	\$ 35,300	\$ 42,500 +

### Notes:

1. Steps and deck are not to code. Other items including bedroom egress may not be to code.
2. Market rates are not the same as current tenant rates.
3. No written leases. All are MTM verbal leases at seller's desire. Provides buyer flexibility.
4. References to 1 or 2 bedrooms are for market rate comparison only. Broker/agent makes no representation of legal bedroom counts within the apartments.
5. Upon request estoppels can be available before closing.

**Important Disclosure:** Seller, Broker and Agents make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability for any purpose of all contents herein and subsequent correspondence. Any reliance you place on such information is therefore strictly at your own risk. Buyer and all users must independently procure, verify and review all source documents and materials and make their own analysis. You will not seek any indemnification from or otherwise seek to impose any liability on Key Commercial Real Estate, LLC and affiliates in regard thereto. We assume no responsibility for any errors or omissions in the content, abstract, materials, or communications.



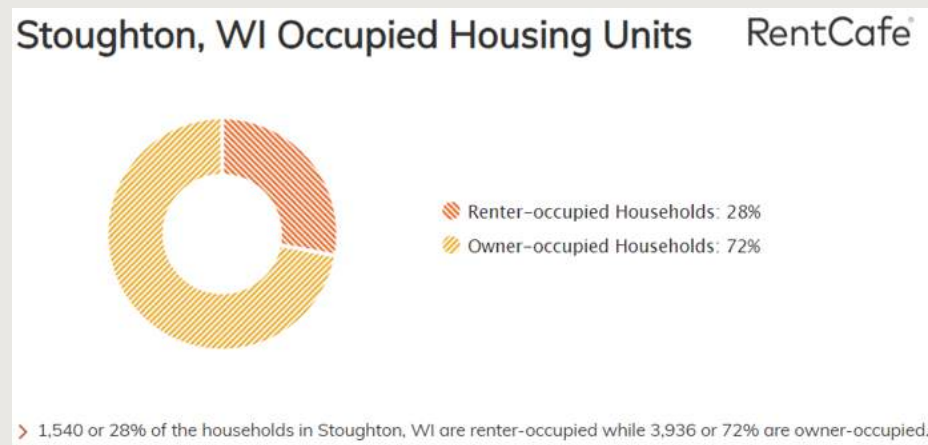
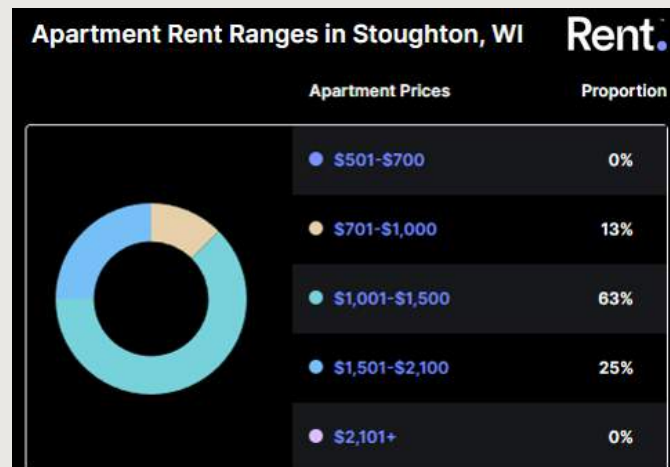


# Market Information

MARKET RANGE ESTIMATES								
Unit	Proforma Estimate		Zillow.com	Rent.com	Zumper.com	Apartments	renthop.com	rentable.co
Commercial	\$ 1,200	\$ 1,600	Commercial rent of \$1400/mo n/a	n/a	used in PRI calculations below. n/a	n/a	n/a	n/a
1 Bedroom Apt*	\$ 750	\$ 850	prior yr \$1025 \$ 1,370	\$ 1,375	\$ 1,375	\$ 1,122	\$ 1,090	\$ 1,380
2 Bedroom Apt*	\$ 850	\$ 950	\$ 1,195	\$ 1,645	\$ 1,625	\$ 1,367	\$ 1,100	\$ 1,340
Potential Rent Income (PRI)								
Month	\$ 2,800	\$ 3,400	\$ 3,965	\$ 4,420	\$ 4,400	\$ 3,889	\$ 3,590	\$ 4,120
Annual	\$ 33,600	\$ 40,800	\$ 47,580	\$ 53,040	\$ 52,800	\$ 46,668	\$ 43,080	\$ 49,440

Source Data from Zillow, Rent.com, Zumper, Apartments.com, renthop.com, rentable.co, rentcafe, etc

\*References to 1 or 2 bedrooms are for market rate comparison only. Broker/agent makes no representation of legal bedroom counts within this property.



WISCONSIN REALTORS® ASSOCIATION  
4801 Forest Run Road, Madison, WI 53704

Key Commercial Real Estate LLC  
Effective July 1, 2016

## 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.)

### 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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Flyer Non-Disclosure

# Broker Disclosure