

Real Estate For Sale

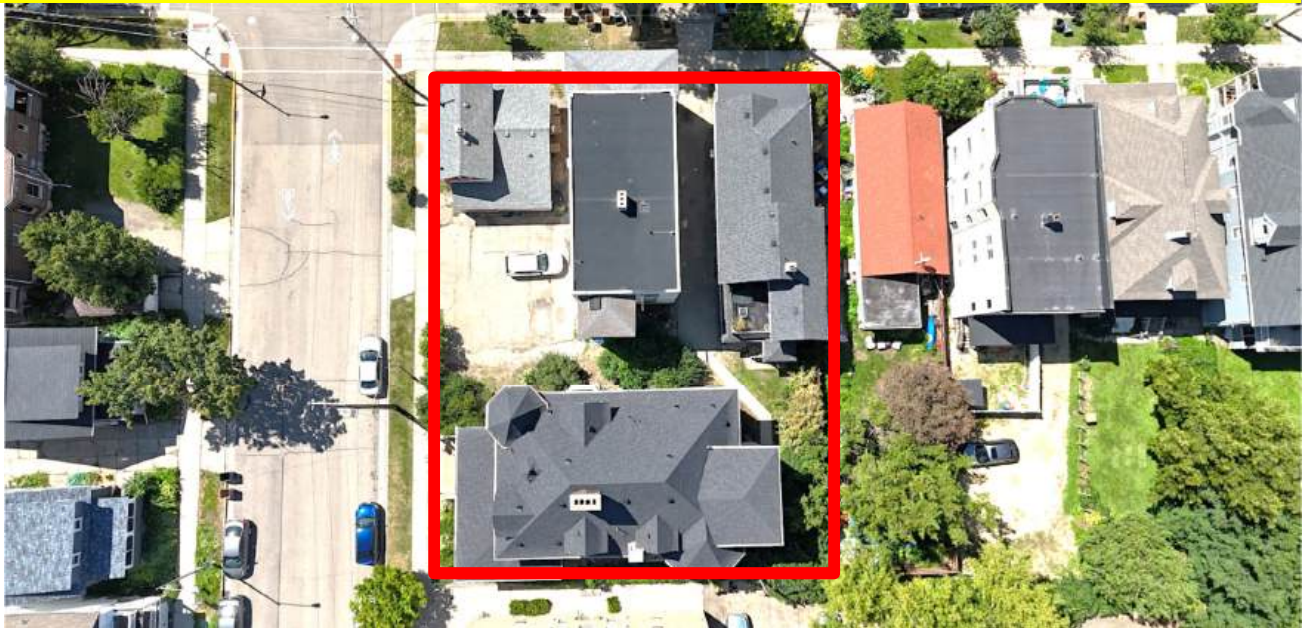
Asking Price: \$2,900,000

101-109 N Franklin St & 510 E Mifflin St. Madison WI 53703

4 Parcel Lot/ 10 Units Total/ 5 Parking Spaces

Total Lot Size: 13,172 sq. ft. (4 Parcels)

The Seller will provide the Buyer with a **\$150,000 credit** against the purchase price for the Buyer to redo the porches and address a basement water issue at 103-105 N. Franklin St.



These four unique multi-family apartment buildings are three blocks from James Madison Park on Lake Mendota, one block from the very active East Washington Avenue and five blocks from the Capitol Square. 510 E. Mifflin St. is a 4 unit rental which has beautiful architecture and woodwork. **103/105 N. Franklin St. is a 3 unit rental that was intentionally left vacant because of the need for restructuring of the front and back porches. The Seller will provide the Buyer with a \$150,000 credit against the purchase price for the Buyer to redo the porches and address a basement water issue.** 101 N. Franklin St. is a single family rental with 3 beds & 1 bath. 107-109 N. Franklin St. is a 2 unit rental. This block is Zoned as Planned Unit Development so someone could put up a four-story building on one or more of these parcels subject to final City approval.

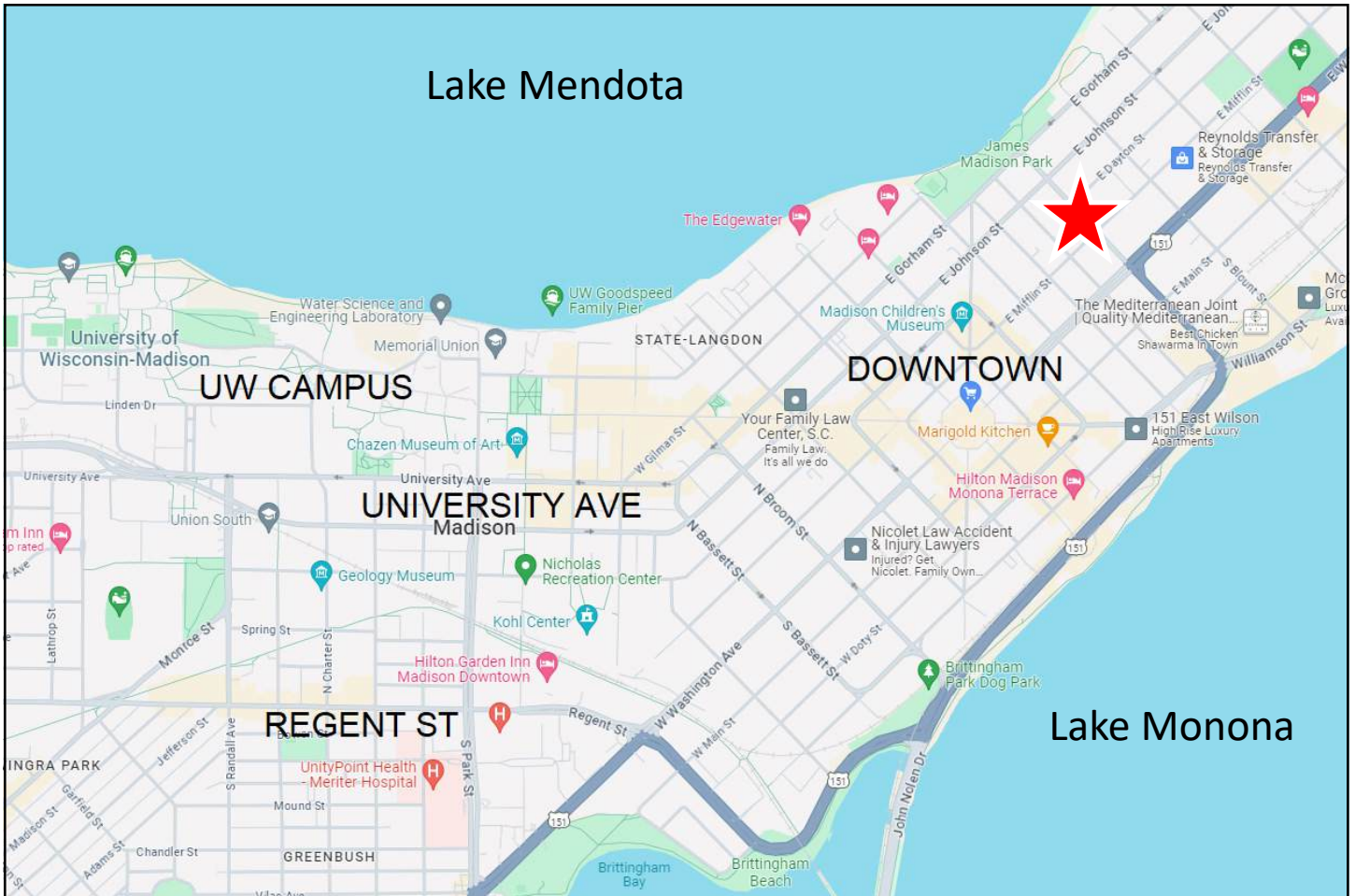


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www.madisonproperty.com/realestate



- 510 E Mifflin St. – 4 Unit Multi-Family
- 101 N Franklin St. – Single Family House (3 Bedrooms)
- 103-105 N. Franklin St. – 3 Unit Multi-Family
- 107-109 N. Franklin St. – 2 Unit Multi-Family

Total Lot Size: 13,172 sq. ft. (4 Parcels)



Site Views

Downtown Capital & Lake Mendota





Aerial Photos

107-109 N. Franklin St.

103-105 N. Franklin St.

101 N. Franklin St.

510 E. Mifflin St.



Property Information - 510 E Mifflin St

Property Type:	4 unit Apartment	Property Class:	Residential
Zoning:	PD	Lot Size:	5,318 sq ft
Frontage:	56 - E Mifflin St	Water Frontage:	NO
TIF District:	0	Assessment Area:	3109

Property Value Information current as of 8/22/24 12:00AM

Assessment Year	Land	Improvements	Total
2023	\$140,000	\$885,000	\$1,025,000
2024	\$154,000	\$976,000	\$1,130,000

2023 Tax Information[2023 Tax Details](#)

Net Taxes:	\$18,647.27
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$18,647.27

Residential Building Information

Exterior Construction

Home Style:	Apartment	Dwelling Units:	4
Stories:	2.5	Year Built:	1887
Exterior Wall:	Wood		
Foundation:	Concrete Block		
Roof:	Asphalt	Roof Replaced:	2009
Garage 1:		Stalls:	0.0
Driveway:	None	Shared Drive:	NO

Interior Information

Bedrooms:	8	Full Baths:	6
Fireplace:	3	Half Baths:	0

Living Areas (Size in sq ft)

Description:	Living Area:	Total Living Area:	4,987
1st Floor:	2,039		
2nd Floor:	2,036		
3rd Floor:	912		
Above 3rd Floor:	0		
Attic Area:	Finished: 0		
Basement:	Finished: 1,600	Total Basement:	2,016
Crawl Space:	0		

Other Structures (Size in sq ft)

Open Porch:	468
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Mechanicals

Central A/C:	NO
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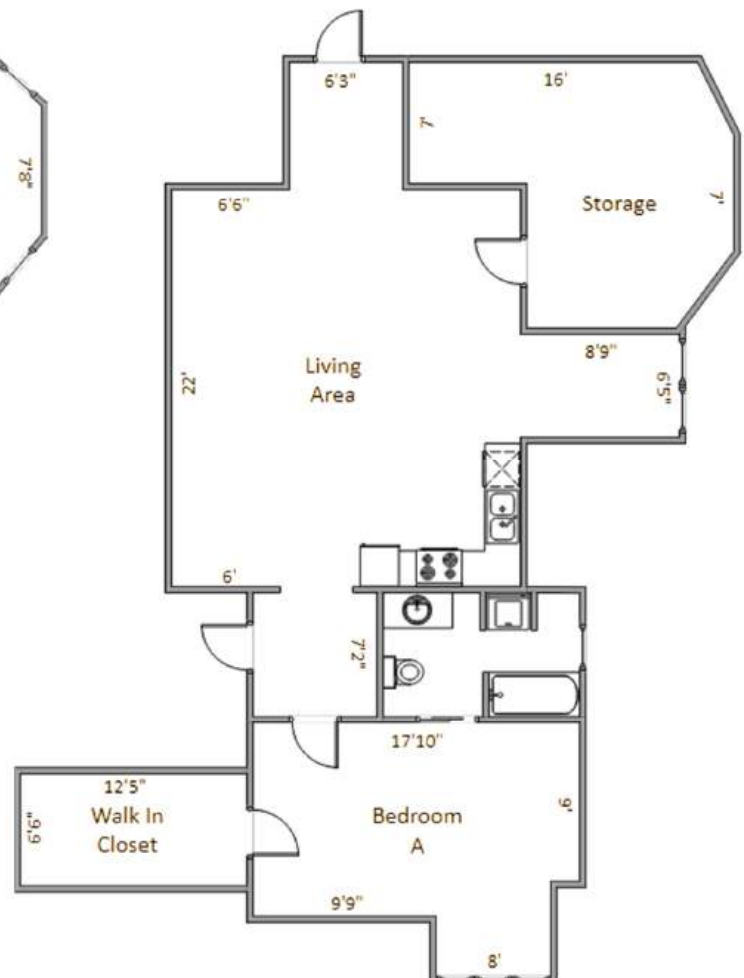
510 E Mifflin St



510 E. Mifflin St. #201



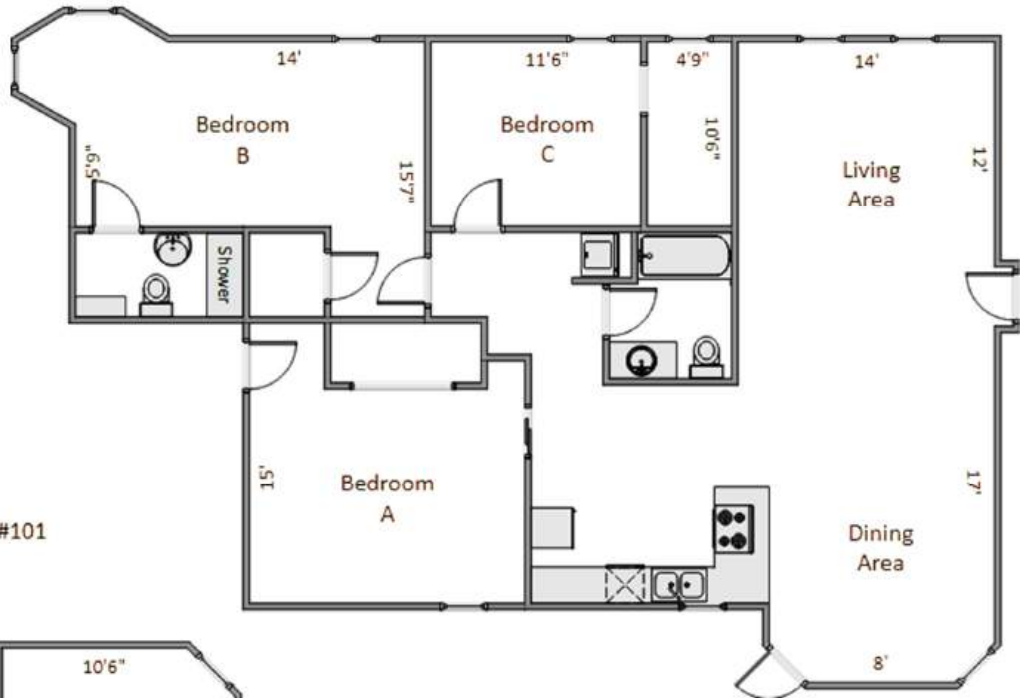
510 E. Mifflin St. #301



*Measurements are approximate and based off interior measurements.
No representations or warranties are being made all interested parties should verify*

510 E Mifflin St

510 E. Mifflin St. #1

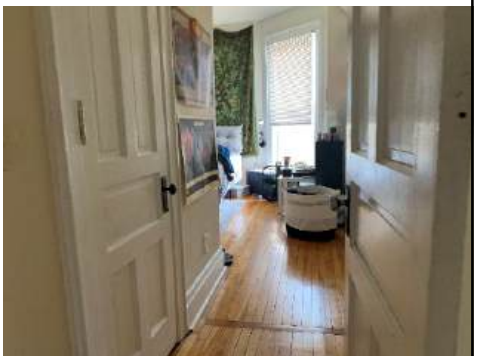
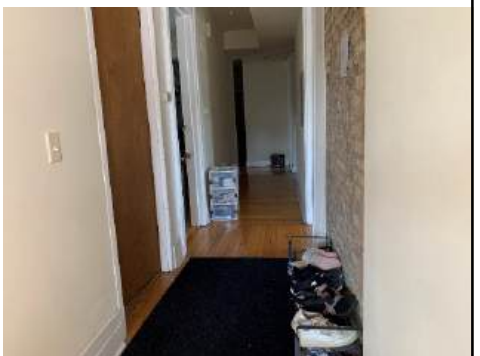
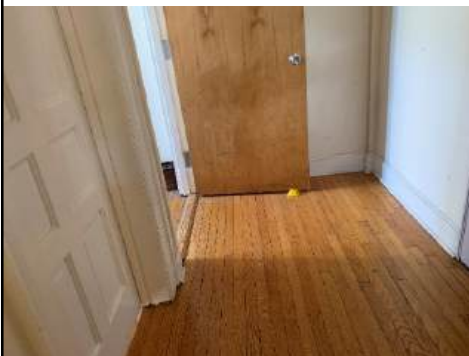


510 E. Mifflin St. #101

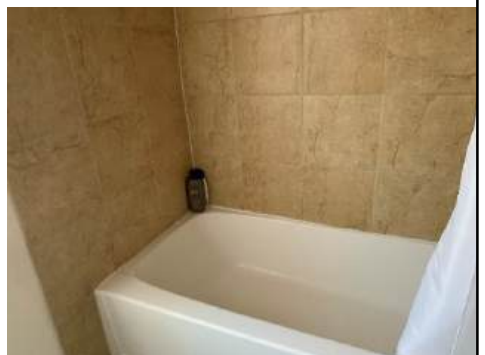
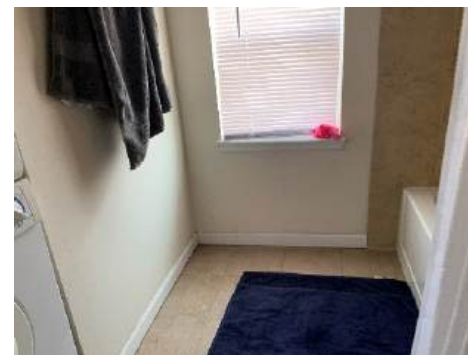
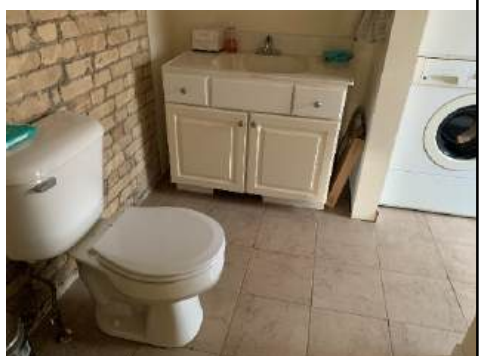


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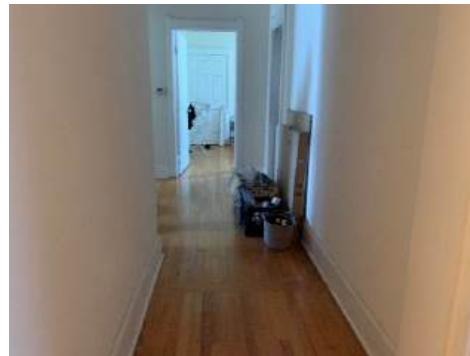
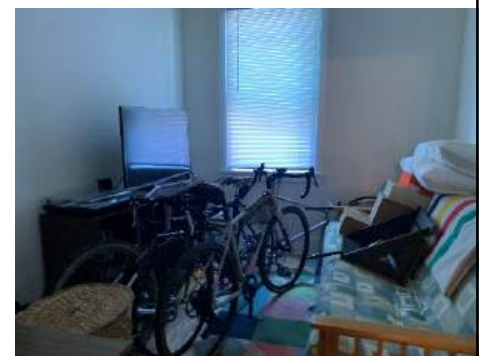
510 E Mifflin St Interior Photos



510 E Mifflin St Interior Photos



510 E Mifflin St Interior Photos

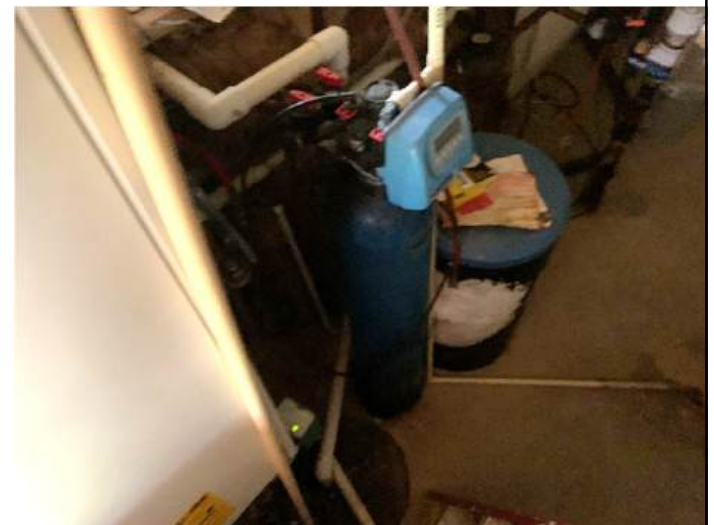
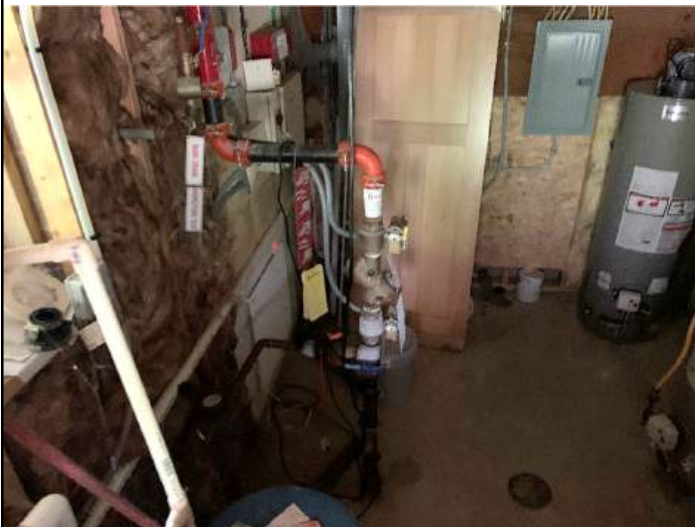


510 E Mifflin St Mechanical Room

Access Door



5 Water Heaters



Property Information - 101 N Franklin St

Property Type: Single family Property Class: Residential

Zoning: [PD](#) Lot Size: 2,552 sq ft

Frontage: 33 - N Franklin St Water Frontage: NO

TIF District: 0 Assessment Area: 25

Property Value Information current as of 8/22/24 12:00AM

2023 Tax Information [2023 Tax Details](#)

Assessment Year	Land	Improvements	Total
2023	\$92,000	\$153,500	\$245,500
2024	\$92,000	\$178,100	\$270,100

Net Taxes:	\$4,399.22
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$4,399.22

Residential Building Information

Exterior Construction

Home Style:	Old Style	Dwelling Units:	1
Stories:	1.5	Year Built:	1879
Exterior Wall:	Wood		
Foundation:	Stone		
Roof:	Asphalt	Roof Replaced:	1995
Garage 1:		Stalls:	0.0
Driveway:	None	Shared Drive:	NO



Interior Information

Bedrooms:	3	Full Baths:	1
Fireplace:	0	Half Baths:	0

Living Areas (Size in sq ft)

Description:	Living Area:	Total Living Area:	985
1st Floor:	745		
2nd Floor:	240		
3rd Floor:	0		
Above 3rd Floor:	0		
Attic Area:	Finished: 0		
Basement:	Finished: 0	Total Basement:	288
Crawl Space:	168		

Mechanicals

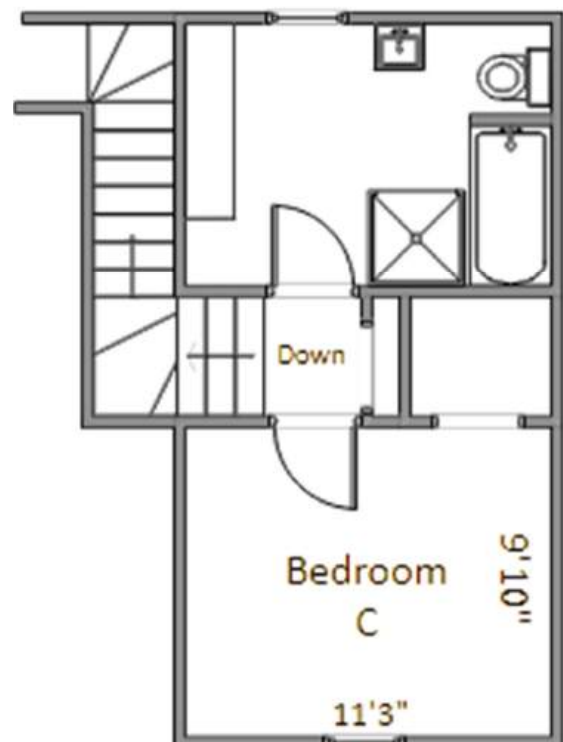
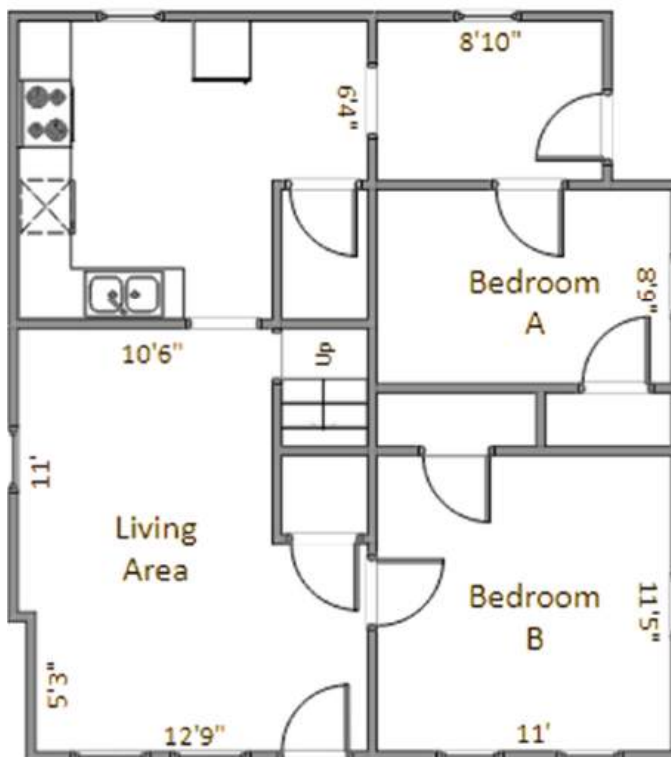
Central A/C: NO

101 N Franklin St



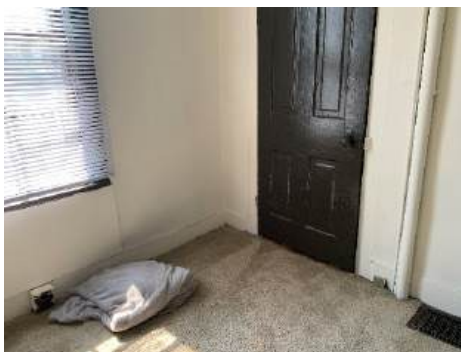
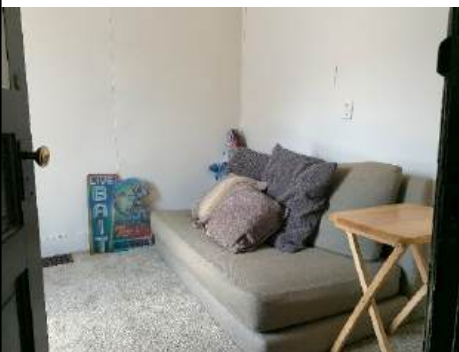
101 N. Franklin St.
Main Level

101 N. Franklin St.
Upper Level



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101 N Franklin St Interior Photos



Property Information – 103-105 N Franklin St.

Property Type:	3 unit Apartment	Property Class:	Residential
Zoning:	PD	Lot Size:	2,551 sq ft
Frontage:	33 - N Franklin St	Water Frontage:	NO
TIF District:	0	Assessment Area:	1025
Property Value information current as of 8/22/24 12:00AM		2023 Tax information 2023 Tax Details	

Assessment Year	Land	Improvements	Total	Net Taxes:	\$11,193.31
2023	\$96,600	\$520,600	\$617,200	Special Assessment:	\$0.00
2024	\$96,600	\$563,800	\$660,400	Other:	\$0.00
Residential Building Information				Total:	\$11,193.31

Exterior Construction

Home Style:	Flat	Dwelling Units:	3
Stories:	3.0	Year Built:	1918
Exterior Wall:	Stucco		
Foundation:	Stone		
Roof:	Asphalt	Roof Replaced:	2009
Garage 1:		Stalls:	0.0
Driveway:	Asphalt	Shared Drive:	NO

Interior Information

Bedrooms:	9	Full Baths:	6
Fireplace:	0	Half Baths:	0

Living Areas (Size in sq ft)

Description:	Living Area:	Total Living Area:	4,032
1st Floor:	1,344		
2nd Floor:	1,344		
3rd Floor:	1,344		
Above 3rd Floor:	0		
Attic Area:	Finished: 0		
Basement:	Finished: 576	Total Basement:	1,104
Crawl Space:	0		

Other Structures (Size in sq ft)

Encl Porch:	99
Encl Porch:	99
Encl Porch:	99

Mechanicals

Central A/C:	NO
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(Front + back porches both need to be replaced & some water seepage in basement)

**SELLER WOULD
PROVIDE \$150,000
CREDIT TOWARDS
REPAIR**

103-105 N Franklin St.

(Front + back porches both need to be replaced & some water seepage in basement)

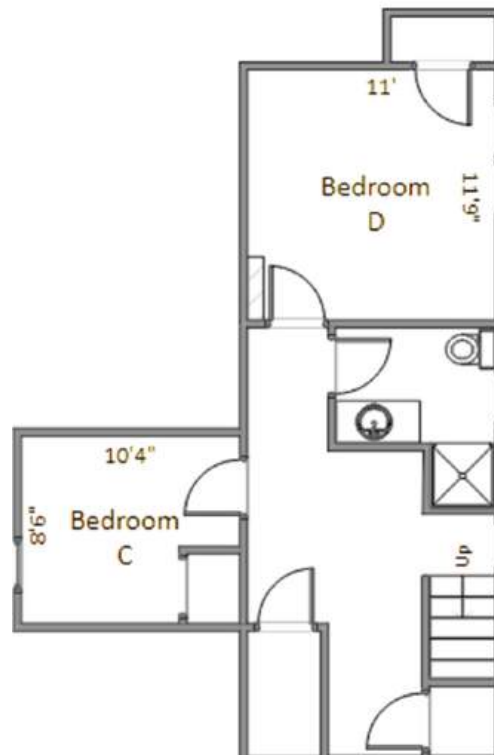
SELLER WOULD PROVIDE \$150,000 CREDIT TOWARDS REPAIR



103 N. Franklin St.



103 N. Franklin St.
Lower Level



*Measurements are approximate and based off interior measurements.
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103-105 N Franklin St.

(Front + back porches both need to be replaced & some water seepage in basement)

SELLER WOULD PROVIDE \$150,000 CREDIT TOWARDS REPAIR

105 N. Franklin St. #2



105 N. Franklin St. #3



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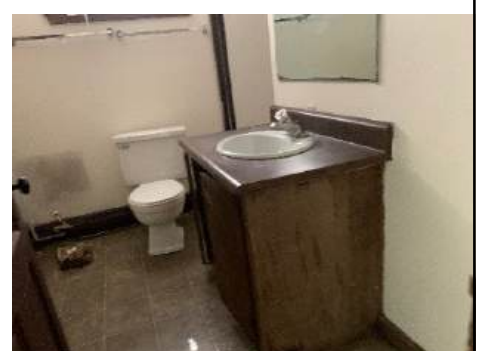


103-105 N Franklin St.

Interior Photos

(Front + back porches both need to be replaced & some water seepage in basement)

SELLER WOULD PROVIDE \$150,000 CREDIT TOWARDS REPAIR



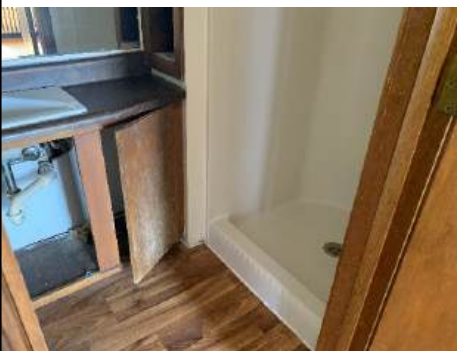


103-105 N Franklin St.

Interior Photos

(Front + back porches both need to be replaced & some water seepage in basement)

SELLER WOULD PROVIDE \$150,000 CREDIT TOWARDS REPAIR



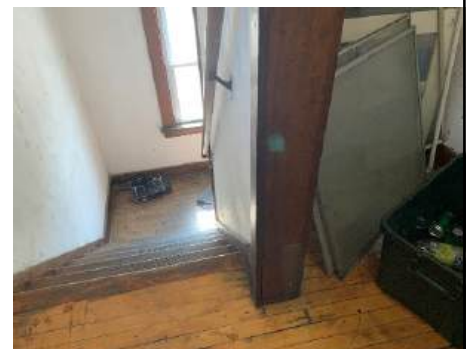


103-105 N Franklin St.

Interior Photos

(Front + back porches both need to be replaced & some water seepage in basement)

SELLER WOULD PROVIDE \$150,000 CREDIT TOWARDS REPAIR





103-105 N Franklin St. Mechanical Room

(Front + back porches both need to be replaced & some water seepage in basement)

SELLER WOULD PROVIDE \$150,000 CREDIT TOWARDS REPAIR





103-105 N Franklin St. Basement

(Front + back porches both need to be replaced & some water seepage in basement)

SELLER WOULD PROVIDE \$150,000 CREDIT TOWARDS REPAIR



Property Information – 107-109 N Franklin St.

Property Type:	2 Unit	Property Class:	Residential
Zoning:	PD	Lot Size:	2,750 sq ft
Frontage:	33 - N Franklin St	Water Frontage:	NO
TIF District:	0	Assessment Area:	2025
Property Value Information current as of 8/22/24 12:00AM		2023 Tax Information 2023 Tax Details	

Assessment Year	Land	Improvements	Total	Net Taxes:	\$5,936.43
2023	\$107,100	\$222,500	\$329,600	Special Assessment:	\$0.00
2024	\$107,100	\$245,600	\$352,700	Other:	\$0.00
Residential Building Information				Total:	\$5,936.43

Exterior Construction

Home Style:	Flat	Dwelling Units:	2
Stories:	2.0	Year Built:	1904
Exterior Wall:	Aluminum/Vinyl		
Foundation:	Stone		
Roof:	Asphalt	Roof Replaced:	1993
Garage 1:		Stalls:	0.0
Driveway:	Concrete	Shared Drive:	YES

Interior Information

Bedrooms:	5	Full Baths:	2
Fireplace:	0	Half Baths:	0

Living Areas (Size in sq ft)

Description:	Living Area:	Total Living Area:	2,317
1st Floor:	1,239		
2nd Floor:	1,078		
3rd Floor:	0		
Above 3rd Floor:	0		
Attic Area:	Finished: 0		
Basement:	Finished: 0	Total Basement:	1,344
Crawl Space:	0		

Other Structures (Size in sq ft)

Open Porch:	105
Open Porch:	105
Open Porch:	33

Mechanicals

Central A/C:	NO	
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107-109 N Franklin St.



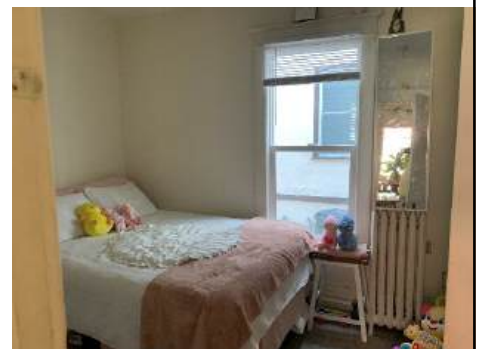
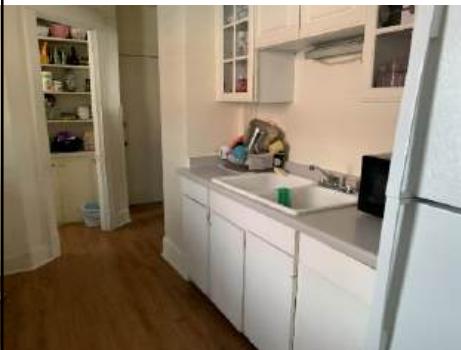
107 N. Franklin St.

109 N. Franklin St.

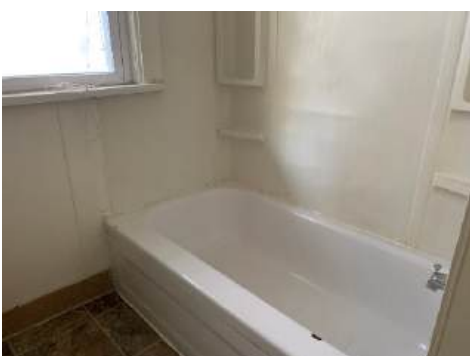


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107-109 N Franklin St. Interior Photos



107-109 N Franklin St. Interior Photos



107-109 N Franklin St. Mechanical Room



W&D are leased

W&D are leased



DISCLOSURE TO 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 of
4 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 ■ The duty to provide brokerage services to you fairly and honestly.
- 9 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
11 unless disclosure of the information is prohibited by law.
- 12 ■ 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 57-66).
- 14 ■ 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 24-40).
- 16 ■ The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 ■ 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.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

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

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 52-60).
- 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report
32 on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list
34 that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other information
35 you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** _____
37 _____

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

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

41 **THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY**
42 **AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE**
43 **SERVICES TO A BUYER OR TENANT.**

44 **FAIR HOUSING/ NON-DISCRIMINATION**

45 The Firm and its agents agree that they will not discriminate based on race, color, sex, sexual orientation as defined in
46 Wisconsin Statutes § 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age,
47 ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

48 **NOTICE ABOUT SEX OFFENDER REGISTRY**

49 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
50 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

DEFINITIONS

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

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

COMPENSATION

The Firm does not charge compensation to show homes to a customer under this disclosure.

Real estate commissions and compensation are not set by law and are fully negotiable. A firm may not represent that the firm's services are free or available at no cost to their clients, unless they receive no financial compensation from any source for those services.

The Firm may receive compensation from the listing firm as an agent working with a buyer as customer in the purchase of a property.

ACKNOWLEDGMENT

Wisconsin law requires the Firm to request the customer's signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm will provide brokerage services related to real estate primarily intended for use as a residential property containing one to 4 dwelling units.

SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS FOR EITHER THE CUSTOMER OR THE FIRM.

By signing and dating below I /we acknowledge receipt of a copy of this disclosure.

(x) _____
Customer Signature ▲ Print Name ▲ Date ▲

(x) _____
Customer Signature ▲ Print Name ▲ Date ▲

(x) _____
Agent for Firm ▲ Print Name ► Firm Name ▲ Date ▲