

219 S Main St, Cottage Grove WI

RENT ROLL	Commercial Tenant	\$10,000
	219 A	\$975
	219 B	\$1,400
	219 C	\$1,225
	219 D	\$1,250
	Total monthly income	\$14,850

ANNUAL EXPENSES	OWNER PORTION OF PROP TAXES PARCEL 219 S MAIN	\$3,327
	OWNER PORTION OF INSURANCE	\$1,754
	SNOW REMOVAL	\$590
	CLEANING (\$50/MO)	\$600
	TOTAL ANNUAL EXPENSES	\$6,271

PROPERTY TAXES	TOTAL 2024 PROPERTY TAXES 219 S MAIN	\$14,466
	77% COVERED BY COMMERCIAL TENANT	\$11,139
	OWNER PORTION	\$3,327
	TOTAL PROPERTY TAXES 117 W REYNOLDS 100%COVERED BY COMMERCIAL TENANT	\$1,864

INSURANCE	TOTAL INSURANCE	\$7,626
	77%COVERED BY COMMERCIAL TENANT	\$5,872
	OWNER PORTION	\$1,754



UTILITIES	WATER	100% REIMBURSED BY COMMERCIAL TENANT
	ELECTRIC	BUILDING ELECTRIC PAID BY COMMERCIAL TENANT
		UNIT ELECTRIC PAID BY TENANTS LANDLORD RESPONSIBLE DURING TURNS

NOI	ANNUAL INCOME	\$178,200
	ANNUAL EXPENSES	\$6,271
	NET OPERATING INCOME	\$171,929

PROPERTY INFORMATION: MIXED USE BUILDING CONSISTING OF A PART ONE AND PART TWO-STORY, PARTILLY DETACHED, MAIN STREET STYLE FACILITY THAT IS SITUATED ON 26598 SQUARE FEET OR .611 ACRES OF LAND. ORIGINALLY CONSTRUCTED AROUND 1915, PER ASSESSOR RECORDS, THE PROPERTY HAS RECEIVED VARIOUS ADDITIONS AND UPDATES OVER TIME AND NOW CONTAINS APPROXIMATELY 15967 SQ FT OF MAIN-LEVEL COMMERCIAL/WAREHOUSE BUILDING AREA AND 4288 SQ FT OF UPPER LEVEL APARTMENT AREA (4 UNITS) FOR A GROSS TOTAL BUILDING AREA OF APPROXIMATELY 20,255 SQ FT. BUILDING FOOTRPINT COVERS APPROXIMATELY 60% OF THE LAND AREA. LAND AREA NOT COVERED BY BUILDING IMPROVEMENTS IS LIMITED, BUT CONSISTS OF PAVED DRIVES AND PARKING WITH STORM DRAINS, CONCRETE TRUCK WELL WITH CONCRETE RETAINING WALLS AND METAL RAILINGS AND EXXTERIOR CONCRETE LOADING DOCK.

PARCEL NUMBERS:

219 S MAIN **112/0711-162-6002-1**

117 W REYNOLDS **112/0711-162-6034-6**