

# Real Estate For Sale

401 W. Main St. Madison WI 53703

Asking Price: \$929,000



3 unit rental property located downtown on the corner of S. Broom St. & W. Main St. just 3 blocks from the Capitol & Lake Mendota. All three units are 3 bedrooms with 1 full bath and central AC. **Fully leased for the 2024-2025 & 2025-2026 rental season.** New roof in 2017 per city assessor, washer/dryer onsite, all tenants pay gas & electric. Great location, easy to rent, reliable rental history and walking distance to UW.



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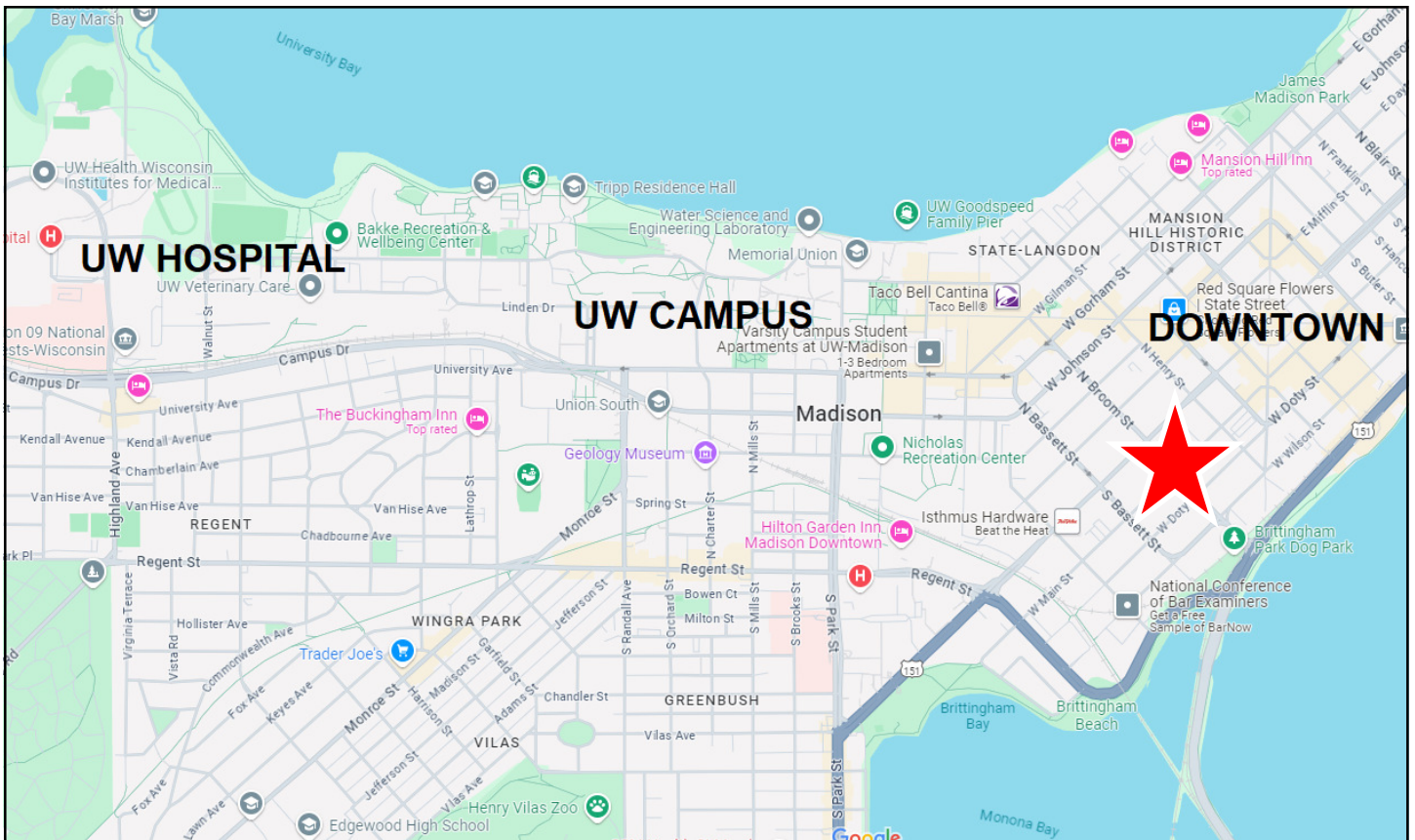
2024-2025 Rent Roll

Name	Unit	Beds	Baths	Square Ft	Deposit	Monthly Rent	Pet Fees	Utilities	Lease Signed	Lease Start	Lease End
Broom St S 106	1	3	1	770	\$1,525.00	\$1,725.00	\$0.00	Unit Electricity (A/C). Unit Gas (Heat, Stove, Hot Water).	9/30/2024	8/16/2024	8/14/2025
Main St W 401	1	3	1	1145	\$1,595.00	\$1,925.00	\$0.00	Unit Electricity (A/C). Unit Gas (Heat, Stove, Hot Water).	4/25/2024	8/16/2024	8/14/2025
Main St W 403	1	3	1	1145	\$1,595.00	\$1,925.00	\$0.00	Unit Electricity (A/C). Unit Gas (Heat, Stove, Hot Water).	6/18/2024	8/16/2024	8/14/2025
						\$5,575.00	Monthly				

2025-2026 Rent Roll

Name	Unit	Beds	Baths	Square Ft	Deposit	Monthly Rent	Pet Fees	Utilities	Lease Signed	Lease Start	Lease End
Broom St S 106	1	3	1	770	\$1,525.00	\$1,825.00	\$0.00	Unit Electricity (A/C). Unit Gas (Heat, Stove, Hot Water).	9/30/2024	8/16/2024	8/14/2026
Main St W 401	1	3	1	1145	\$1,595.00	\$2,050.00	\$0.00	Unit Electricity (A/C). Unit Gas (Heat, Stove, Hot Water).	9/30/2024	8/16/2024	8/14/2026
Main St W 403	1	3	1	1145		\$2,250.00	\$0.00	Unit Electricity (A/C). Unit Gas (Heat, Stove, Hot Water).	10/24/2024	8/16/2024	8/14/2026
						\$6,125.00	Monthly				





Property Information			
Property Type:	3 unit Apartment	Property Class:	Residential
Zoning:	<a href="#">DR2</a>	Lot Size:	2,178 sq ft
Frontage:	33 - W Main St	Water Frontage:	NO
TIF District:	0	Assessment Area:	1024
2023 Tax Information <a href="#">2023 Tax Details</a>			
Net Taxes:		\$11,518.67	
Special Assessment:		\$0.00	
Other:		\$0.00	
Total:		\$11,518.67	
Residential Building Information			
Exterior Construction			
Home Style:	Flat	Dwelling Units:	3
Stories:	2.5	Year Built:	1899
Exterior Wall:	Aluminum/Vinyl		
Foundation:	Stone		
Roof:	Asphalt	Roof Replaced:	2017
Garage 1:		Stalls:	0.0
Driveway:	Asphalt	Shared Drive:	NO
Interior Information			
Bedrooms:	8	Full Baths:	3
Fireplace:	0	Half Baths:	0
Living Areas (Size in sq ft)			
Description:	Living Area:	Total Living Area:	3,060
1st Floor:	1,145		
2nd Floor:	1,145		
3rd Floor:	770		
Above 3rd Floor:	0		
Attic Area:	Finished: 0		
Basement:	Finished: 0	Total Basement:	1,145
Crawl Space:	0		
Other Structures (Size in sq ft)			
Open Porch:	168		
Open Porch:	32		
Mechanicals			
Central A/C:	YES		



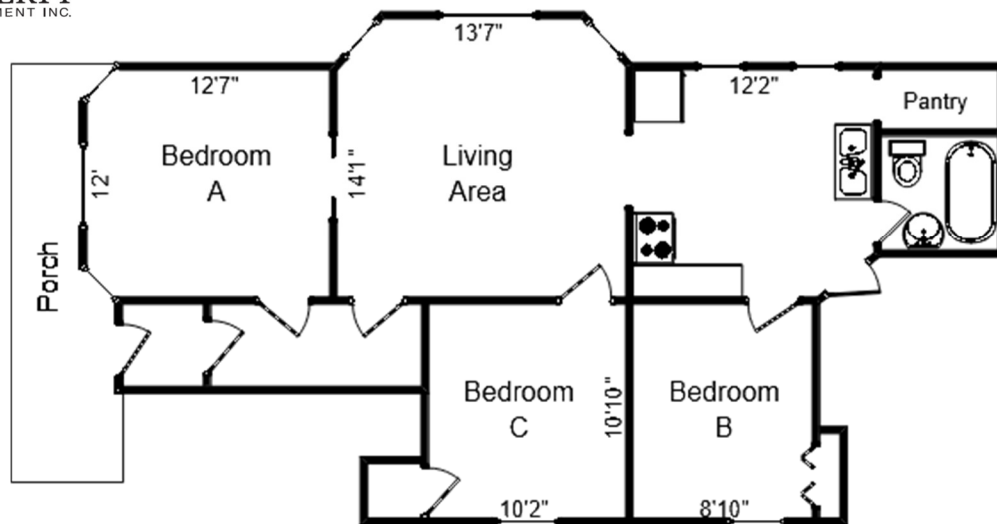


## Exterior Photos





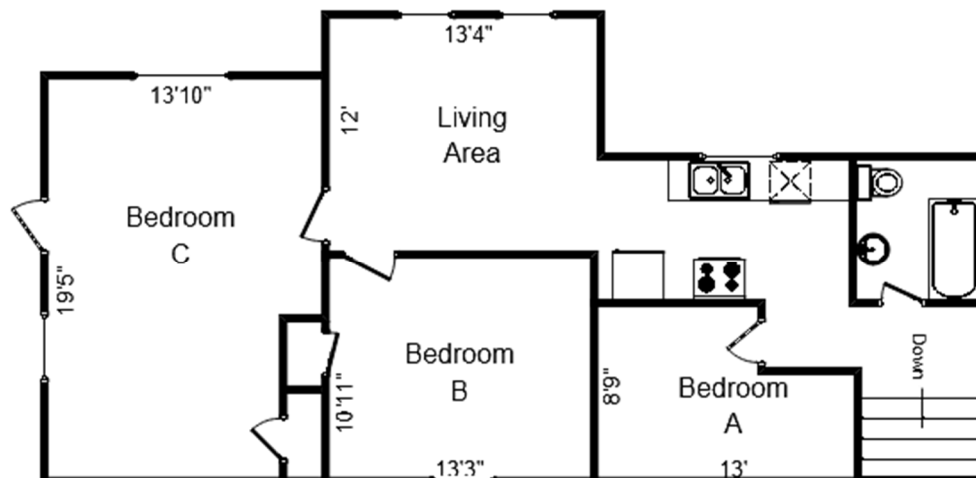
401 W. Main



403 W. Main St.



106 S. Broom St.



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

## 401 W. Main St. – Interior Photos



*These are stock photos on file when the unit was vacant*



## 403 W. Main St. – Interior Photos



*These are stock photos on file when the unit was vacant*



## 106 S. Broom St.— Interior Photos



*These are stock photos on file when the unit was vacant*



## 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 ▲