

# RETAIL CENTER - FOR SALE

# \$4,000,000

858-876 Jupiter Drive  
Madison, WI 53718

As part of a strategic rebalancing of the current owner's portfolio, this asset is now available for acquisition. This is a great opportunity for investors to secure a well-positioned property with strong income potential and long-term value.

## PROPERTY SNAPSHOT

Sale includes two separate buildings, located on the NW corner of Cottage Grove Road and Jupiter Drive.

- **Total Square Footage: 15,099**
  - Building 1: 12,500 SF
  - Building 2: 4,599 SF
- **Fully Occupied**
- **Professional Management Available**



## VALUATION ANALYSIS

GPI	
Rent	\$ 305,811.00
CAM	\$ 165,931.00
Vacancy	
Rent	\$ -
CAM	\$ -
<b>Gross Revenue</b>	<b>\$ 471,742.00</b>
<b>Expenses</b>	<b>\$ (178,544.00)</b>
<b>Capital Reserves</b>	<b>\$ -</b>
<b>NOI</b>	<b>\$ 293,198.00</b>

Cap Rates	
6.50%	\$4,510,738.00
7.00%	\$4,188,542.00
7.50%	\$3,909,306.00
8.00%	\$3,664,975.00

## CONTACT DETAILS

☎ 608-226-3061

✉ dbrinkman@dsirealestate.com

☎ 608-226-3073

✉ spretti@dsirealestate.com

