

Four-Unit for Sale

25 Coronado Court
Madison WI 53705



Presented By:

Mike Herl, SIOR
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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC ("Owner's Agent") is the exclusive agent for the Owner of 25 Coronado Ct ("Property"). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agent for the Owner are:

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Property Summary

25 Coronado Ct, Madison WI 53705



Property Summary

Sale Price	\$1,265,000
Building Size (Livable space)	5,482 sf
Total Building Size (per Assessor)	10,775 sf
Lot Size	.365 acres
Number of Units	4
Parcel Number	0708-243-0628-1
Zoning	SR-VI
Year built	1978
Water & Sewer	Municipal
School System	Madison
High School	Memorial
Middle School	Gillespie
Elementary School	Muir

Property Description

25 Coronado Ct, Madison WI 53705



Offering Information:

- Fully leased four-unit apartment building located on a quiet cull-d-sac, just off Mineral Point Road
- Long-term tenants (one over 20 years)
- Within walking distance to numerous restaurants and retail
- BRT system within two blocks of property
- Each unit has three bedrooms, attached one car garage, wood burning fireplaces, private entrances. Two units have 2 full bathrooms, two have 1 ½ bathrooms. Three units have full basements
- Updates include – Project Home 2006, insulated attic, continuous ventilation fans, high efficiency furnaces. New windows, gutters, siding in 2015. Unit 25 – new water heater in 2022, garage door in 2020, AC in 2020 new compressor 2025. Unit 27 – garage door 2020, dishwasher in 2022. Numerous other minor updates.
- Leases available with signed CA

Financials

25 Coronado Ct, Madison WI 53705



Unit Mix

	Bedrooms	Bathrooms	Current Rent	Market Rent
Unit 25	3 Bedroom	2 bathroom	\$1,600	\$2,038
Unit 27	3 Bedroom	1.5 bathroom	\$1,690	\$2,038
Unit 29	3 Bedroom	2 bathroom	\$1,543	\$2,038
Unit 31	3 Bedroom	1.5 bathroom	\$1,700	\$2,038
Gross Potential Rents / Year			\$78,396	\$97,824

Current Reported Expenses

	Total	Unit / Month	Unit / Year
Misc. Expenses	\$6,800	\$142	\$1,700
General Repairs	\$4,475	\$93	\$1,119
Management Fee	\$2,750	\$57	\$688
Insurance	\$2,512	\$52	\$628
Property Tax	\$14,344	\$299	\$3,586
Expenses	\$30,881	\$643	\$7,720

Financials

25 Coronado Ct, Madison WI 53705



Market Capitalization Rate Valuation

In Place Rents

Gross Potential Rents		\$76,800
Expenses		\$16,537
Property Taxes		\$14,344
Net Operating Income		\$45,919
Market Cap Rate **		6.04%
Cap Rate Valuation		\$760,248

Market Rents

Gross Potential Rents	\$78,396	\$97,824
Reported Expenses	\$16,537	\$16,537
Property Taxes	\$14,344	\$14,344
Net Operating Income	\$47,515	\$66,943
Market Cap Rate **	6.04%	6.04%
Cap Rate Valuation	\$1,297,947.00	\$1,108,328

Gross Rent Multiplier Valuation

		Current Rent	Market Rent
Gross Rent Multiplier Valuation	x12	\$940,752	\$1,173,888

* Market rent determined using latest CoStar data, and market comparables

** Market Cap rate reported at 6.04% by CoStar for West Madison Market Q4, 2024

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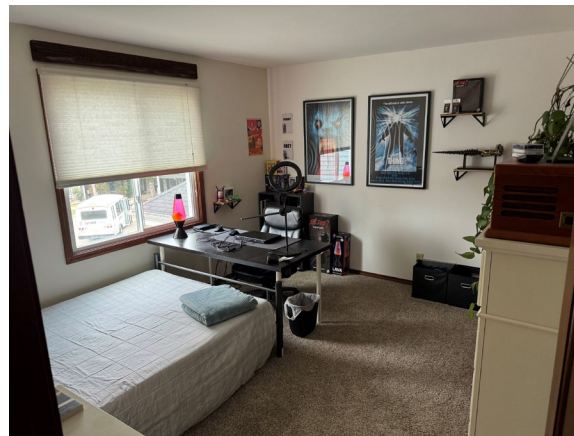
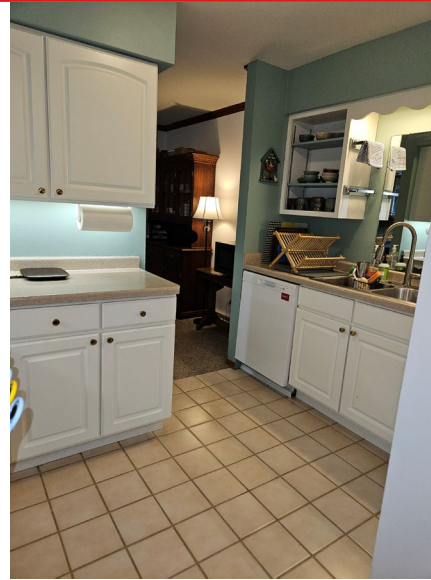
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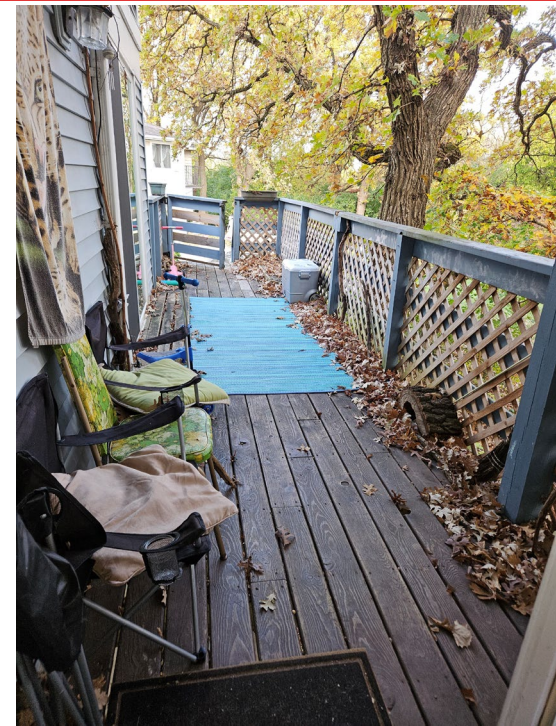
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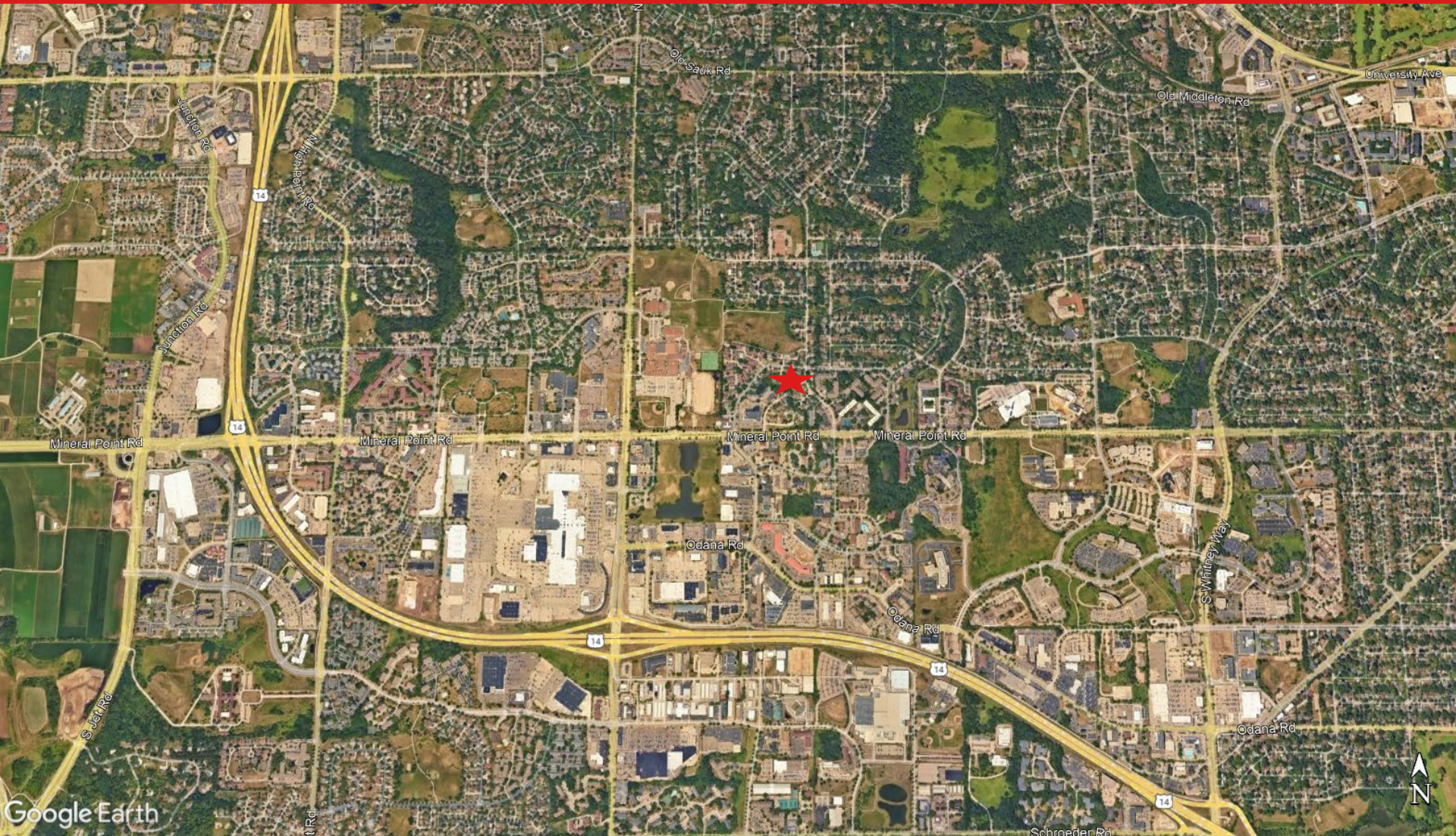
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Aerial Map – Panned Out

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