229 N Ludington Street

COLUMBUS

6	4.5	6,019
Bedrooms	*Bathrooms*	*Sq. Ft.*

This stunning brick Victorian was originally built in 1868 by the influential Henry A. Whitney family. The house + property have been meticulously restored to blend timeless character with modern luxury. The HA Whitney Investment Property in Columbus, Wisconsin offers elegance and charm. The grand entry includes a curved staircase + elegant doors, leading to high-ceiling rooms bathed in natural light. It boasts hardwood floors, a marble fireplace, a kitchen with stainless appliances, an island + modern wiring. Extensive updates enhance this picturesque half-acre property. Its close proximity to an Amtrak station, downtown, and major interstates make this the optimal investment. It is a must-see!

INVESTMENT HIGHLIGHTS:

- Recent updates throughout the brick building
- 2 fully furnished executive apartments + 1 bed and breakfast unit
- Multiple use property with residential, bed and breakfast (B+B), furnished apartments + commercial spaces
- Great location, close to major interstates + highways, convenient to many amenities: restaurants, shopping, all forms of transportation, major cities + entertainment
- New public school buildings + three nearby parochial schools
- Great main street frontage with high traffic count
- High revenue producing property
- Both apartments leased
- Bed and breakfast occupancy averages 75% or more

Investors in Wisconsin have the advantage of working with a wide array of property types. From cozy single-family homes and farmhouses to urban condos and expansive rural estates, the market accommodates various preferences and lifestyles. This diversity enables investors to tailor their portfolios to specific demand segments, ensuring a more comprehensive and adaptable investment approach.

PROJECTED REVENUE

Sector	Room Rate	Days/Mos.	Revenue Potential	Vacancy	Disc	Net Rev.	6% Cap Rate
B+B	$87-$135	365	$41,975	27.16%	$11,400	$30,575	$553,877
Ex. Apt. 1	$1,400	12	$16,800	19%	$3,192	$13,608	$226,800
Ex. Apt. 2	$1,250	12	$15,000	10%	$1,500	$13,500	$225,000
Residence	$2,700	12	$32,400	0%	$0	$32,400	$540,000
Office Retail	$1,100	12	$13,200	0%	$0	$13,200	$220,000

These are projected revenues + real estate values and do not constitute any part of an offer. There are no guarantees. You will have different amounts based on your management skills.