

Eight-Unit for Sale

5682-5686 Norfolk Dr
Fitchburg WI 53719



Presented By:

Ben Filkouski, CCIM

608-333-7734

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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC (“Owner’s Agent”) is the exclusive agent for the Owner of 5682-5686 Norfolk Dr (“Property”). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agent for the Owner are:

Ben Filkouski, CCIM

608-333-7734

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Property Summary

5682-5686 Norfolk Dr, Fitchburg WI 53719



Property Summary

Sale Price	\$1,400,000
Total Building Size (per Assessor)	9,698 sf
Lot Size	3.08 acres
Number of Units	8
Parcel Number	0609-063-0434-1 & 0609-063-0423-4
Zoning	R-HA
Year built	1993
2025 Total Assessment	\$1,407,400
2025 Total Taxes	\$27,126
Water & Sewer	Municipal
School System	
High School	Verona
Middle School	Badger Ridge
Elementary School	County View

Property Description

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Offering Information:

- Two four-unit apartment buildings, each building is approximately 4,849 sf
- Four units have 2 bedrooms, 2 full baths, loft area and washer & dryer
- Four units have 2 bedrooms & 2 full baths, and washer & dryer
- Unit #1 of each building includes an attached 2-car garage and Unit #2 of each building includes an attached 1-car garage

- Leases available with signed CA

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Cash Flow - 2025

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Unit #	Size	Monthly Rent	Pet & Garage Fees	Total Rent	Annual Rent	Lease Expiration
5682 #1 2 bed/2bath + loft	1,333 sf	\$1,316	\$40 pet	\$1,356	\$16,272	07/31/26
5682 #2 2bed/2bath + loft	1,333 sf	\$1,395	\$75 garage	\$1,470	\$17,640	06/30/27
5682 #3 2bed/2bath	1,091 sf	\$1,422	\$65 pets-2	\$1,487	\$17,844	04/30/27
5682#4 2bed/2bath	1,091 sf	\$1,365		\$1,365	\$16,380	04/30/27
5686 #1 2bed/2bath +loft	1,333 sf	\$1,495	\$80 pets-2	\$1,575	\$18,900	06/30/27
5686 #2 2bed/2bath +loft	1,333 sf	\$1,525	\$85 garage	\$1,610	\$19,320	04/30/27
5686 #3 2bed/2bath	1,091 sf	\$1,240		\$1,240	\$14,880	07/31/26
5686 #4 2bed/2bath	1,091 sf	\$1,595		\$1,595	\$19,140	06/30/27
Totals		\$11,353	\$345	\$11,698	\$140,376	

Expenses & Proforma

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Regular Fixed Expenses	Monthly	Annually
Real Estate Taxes	\$2,260.50	\$27,126.00
Property Insurance	\$1,089.39	\$13,072.65
Utilities	\$94.08	\$1,128.93
Lawncare (2025)	\$231.18	\$2,774.20
Snow Removal (2025)	\$303.11	\$3,637.29
Vacancy (5%)	\$570.65	\$6,847.80
Management (6%)	<u>\$684.78</u>	<u>\$8,217.36</u>
Total Expenses	\$5,233.69	\$62,804.23
Net Operating Income	\$5,834.31	\$74,151.77

Market Capitalization Rate Valuation

	Current
Gross Potential Rents	\$140,376
Reported Expenses	\$35,678
Property Taxes	\$27,126
Net Operating Income	\$77,572
Cap Rate	5.50%
Cap Rate Valuation	\$1,400,000
Gross Rent Multiplier Valuation	9.97

Exterior Property Photos

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Interior Property Photos

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Interior Property Photos

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Location Map – Panned Out

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