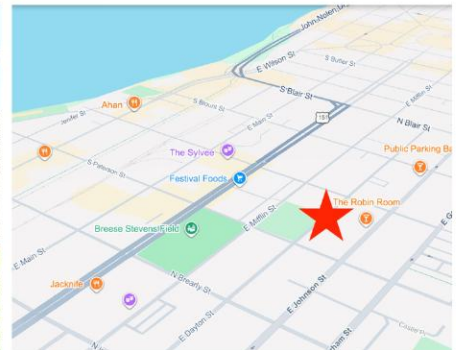


# Rare Multi-Parcel Isthmus Offering



## FOR SALE

820, 822, 824, & 828 E Dayton St

\$2,100,000

Tours Upon Request

### Contact

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- **Total Area** - 19,332SF .45 ac
- **Financials** - Gross Rent = \$165k, NOI = \$119,351, Cap Rate = 5.68%
- **Zoning** - TR-V1
- **Leases** - Most longer-term at ~ \$2/SF (room for rent increases)
- **Prime Location** - Heart of the Isthmus

4 PARCELS

7 UNITS

Conrad Development LLC

# Dayton Street Portfolio - Offering Summary

820, 822, 824 & 828 E Dayton St | Madison, Wisconsin

<b>7</b> Units	<b>\$165,000</b> Annual Gross Rent	<b>\$119,351</b> Net Operating Income (NOI)
<b>\$2,100,000</b> Asking Price	<b>5.68%</b> Cap Rate	<b>12.73</b> Gross Rent Multiplier (GRM)

## Current Rent Roll

Address	Beds/Baths	Sq Ft	Rent	Lease End
820 E Dayton #1	1/1	720	\$1,550	8/14/2026
820 E Dayton #2	2/1	720	\$1,550	8/14/2026
822 E Dayton #1	2/1	900	\$1,600	8/14/2026
822 E Dayton #2	2/1	667	\$1,400	8/14/2026
824 E Dayton	3/2	1422	\$3,350	8/1/2026
828 E Dayton #1	3/1	1100	\$2,100	5/31/2027
828 E Dayton #2	3/1	1100	\$2,200	5/31/2027

## Operating Expenses

Expense Category	Annual Cost
Real Estate Taxes	\$35,550
Insurance	\$6,259
Water / Sewer	\$3,840
<b>Total Expenses</b>	<b>\$45,649</b>

## Recent Improvements

**820 E Dayton:** Unit 1 new boiler (2020), Unit 2 boiler (2018), new roof (2021), front porch (2023)

**822 E Dayton:** New furnace (2018), roof repaired (2021); roof originally from 2008

**824 E Dayton:** Fully remodeled (2015), sewer lateral replaced (2025)

**828 E Dayton:** 2 new furnaces (2025), front porch (2021)

*Prepared from owner-supplied rent roll and improvement information.*