

6441 Enterprise Lane, Madison
Investment Property for Sale
19,500 sq. ft. Office Building



Recent upgrades include landscaping & site improvements, common area lighting, common area mechanical

Features

- 2 story office building designed for small companies
- Shared conference room & break/vending
- Convenient west-side location, close to transportation and retail services
- Lot Size 34202 SF
- Zoned SE
- Paved parking for 43 cars
- Tenant control of HVAC.
- History of high occupancy & consistent revenue



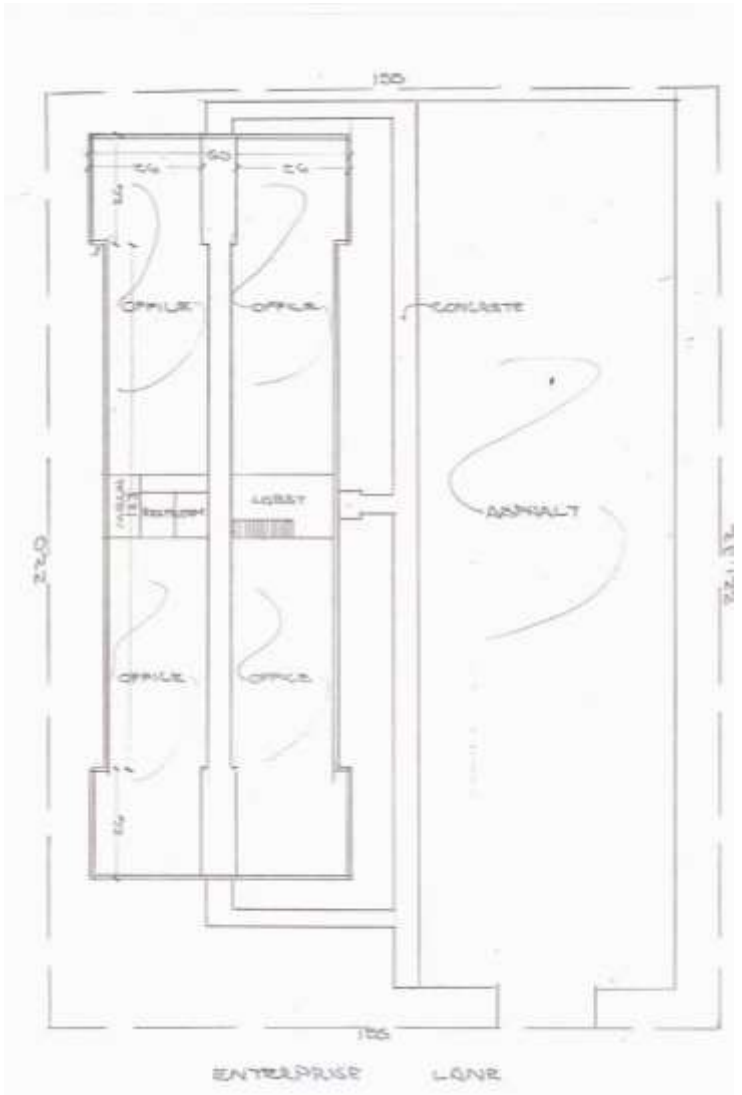
Price: \$995,000

For More Information: **608-827-6867**



HELM COMMERCIAL REAL ESTATE

Information contained here comes from reliable sources, but accuracy is not guaranteed. Interested parties should independently verify all data.



SITE PLAN

2017 Assess Value	
Land:	\$303,000
Improvements:	\$466,000
Total:	\$769,000

SAMPLE FLOOR PLAN



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- Reported annual revenue over last eight years averaged \$173,000.
- Operating expense over the last eight years averaged \$89,000/year, resulting in average NOI of \$84,000.
- January, 2018 Rent Roll: 15,244 out of 15,667 Useable Square Feet is leased with scheduled monthly rent of \$15,501.

6441 Enterprise Lane, Madison, WI				6441 Enterprise Lane, Madison, WI			
Income and Expense for 2017				Income and Expense for 2016			
INCOME				INCOME			
Rent		\$	160,051	Rent		\$	177,873
Misc. Income				Misc. Income		\$	-
Total Income		\$	160,051	Total Income		\$	177,873
ADMINISTRATIVE				ADMINISTRATIVE			
Advertising				Advertising		\$	-
Leasing Commissions				Leasing Commissions		\$	-
Bank Charges		\$	193	Bank Charges		\$	225
Management Services		\$	589	Management Services		\$	2,858
Legal - General				Legal - General			
Misc. Admin.		\$	399	Misc. Admin.			
TOTAL		\$	1,181	TOTAL		\$	3,083
UTILITIES				UTILITIES			
		\$	34,536			\$	37,221
OPERATING & MAINT.				OPERATING & MAINT.			
Janitorial Contract		\$	5,229	Janitorial Contract		\$	10,040
Maintenance Supplies		\$	64	Maintenance Supplies			
Building Repairs		\$	7,560	Building Repairs		\$	3,918
Trash Removal		\$	3,682	Trash Removal		\$	3,381
Grounds		\$	242	Grounds			
Contracted Grounds				Contracted Grounds			
Snow Removal		\$	1,687	Snow Removal			
Interior Decorating		\$	876	Interior Decorating		\$	-
Suite Preparation				Suite Preparation			
Security		\$	300	Security		\$	603
Pest Control		\$	92	Pest Control		\$	869
Misc. Operating				Misc. Operating		\$	462
TOTAL		\$	19,732	TOTAL		\$	19,273
TAXES & INSURANCE				TAXES & INSURANCE			
Real Estate Taxes		\$	17,861	Real Estate Taxes		\$	17,480
Prop Insurance		\$	3,204	Prop Insurance		\$	2,708
TOTAL		\$	21,065	TOTAL		\$	20,188
TOTAL OPERATING EXP.				TOTAL OPERATING EXP.			
		\$	76,514			\$	79,765
NET INCOME FROM OPS.				NET INCOME FROM OPS.			
		\$	83,537			\$	98,108

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
 - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. List Home/Cell Numbers: _____

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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