



1848011	Active	Business/Comm	Price: \$599,900 (if lease only = annual lease amount)
N5053 Hemlock St	#	Town	Dekorra B08
Poynette WI 53955		County:	Columbia
Trade Name:		Units in Bldg:	29

RE For Sale:	Yes	Ann Rent/SqFt:	\$
Bus for Sale:	No	Bldg Gross SqFt:	3,456 <i>Seller</i>
Lease Only:	No	Net Leasable SF:	3,456
# of Stories:	1	Onsite Parking:	y
Bldg Dim:	48x72	Parking Fee/Mo:	\$ 0
Year Built:	1994 <i>Seller</i>	Open House:	
Show Date:			

Highway 51 North to West on County Hwy V Hemlock South on Hemlock

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	Gross	Varied	Yes	\$ 840	\$ 3.50	\$	240
2	Gross	Varied	Yes	\$ 840	\$ 3.50	\$	240
3	Gross	Varied	Yes	\$ 840	\$ 3.50	\$	240

Gross Op Inc:	\$ 65880	2019	Est. Acres:	2.5300	<i>Assessor</i>	Land Assess:	\$ 102,700	
Ann Op Exp:	\$ 14750		Lot Dim:			Improvements:	\$ 267,900	
Net Op Inc:	\$ 51130		Street Front:	396	# Loading Docks:	0	Total Assess:	\$ 370,600 / 2018
Zoning:	Commercial		Ceiling Hgt Min:	9	Max:	9	Net Taxes:	\$ 6,453 / 2018
Parcel #:	11010101.A and 11010101.2		Industrial Park:			Owner:		
Included:								
Excluded:								

Type	Warehouse, Self storage	Building Parking	6-10 spaces
Location	Residential area	Sale Includes	Lease(s), Easements
Present Use	Self storage	Lease Type	Partial net, Gross
Exterior	Steel	Tenant Pays	Heat, Air Conditioning, Electric
Roofing	Metal	Terms/Option	Exchange
Heating/Cooling	No heat	Miscellaneous	Fuel tanks present
Fuel	Natural gas, Liquid propane	Occupancy	Tenant(s)
Water/Waste	Joint well, Non-Municipal/Prvt dispos		
Features	Overhead doors		

Investment Opportunity north of Madison with a 14 unit mini-warehouse building and 15 pad manufactured home park. Strong rental history in both the warehouse and home sites. Two separate tax parcels to be sold as one property. Mini-warehouses are 100% occupied. 14 of the 15 home sites are occupied. Landlord maintains mini-warehouse building, Tenant's maintain homes as they own homes and pay rent to "park" on the property. Landlord is responsible for maintaining private road and snow removal from the same.

ListAgt:	Matt Paske	56554-90	CoList:		List Date:	1/10/2019	Expire Date:	1/9/2020
Pref:	608-220-4542				Subagent Comm:	3%	Electronic Consent:	Yes
	matt@thepaskegroup.com				BuyerAgent Comm:	3%	Exclusive Agency:	No
The Paske Group, LLC					DOM:	73	CDOM:	73
608-220-4542					AO Date:		Limited Service:	No
100 Wilburn Rd Ste 209					Closing Date:		Multiple Rep:	Yes
Sun Prairie WI 53590-1478					Financing:		Named Exceptions:	Yes
Sale Agent:			Sold Price:		Sale Factors:		Policy Letter:	
			Concessions:		Competing Offers:		Variable Comm:	No

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2018 SCWMLS **Orig MLS:** South Central WI

**Approximate Property Boundary
5053 Hemlock Street**



MAPLE RIDGE PROJECTED CASH FLOW -2019

		Projected		
		<u>Monthly Rent</u>	<u>Monthly Income</u>	<u>Annual Income</u>
Income	15 "Lots" (no ownership of mobile homes)	310	4,650	55,800
	14 Storage Units	70	980	11,760
			\$ 5,630	\$ 67,560
Projected Expenses				2019 Annual
	Alliant			1,100
	Garbage (Dumpsters)			1,840
	Snow Removal			1,500
	Septic -Maintainence			1,500
	Licensing (2 Years)			225
	Insurance			600
	Maintainence - Road			500
	Taxes			6,500
	Total			
	Total Income	\$ 67,560		
	Total Expenses	\$ 13,765		
Net Income		\$ 53,795		
	Cap Rate		9%	
Potential Mortgage Terms	Sale Price		\$595,000	
	Down Payment - 20%		\$119,000	
	Original Balance		\$476,000	
	Loan - 5.5% interest 25 year amortization		Monthly PMT \$ 2,995	Annual PMT \$ 35,940
Projected Cash Flow		\$ 53,795	Net Income	
		\$ 35,940	Mortgage PMT	
		\$ 17,855	Cash Flow	

All numbers are projected and actual income, expenses, mortgage terms, cash flow may differ from projected numbers above.