

CAMERON HEIGHTS APARTMENTS | 52 UNITS

1114-1116 W WISCONSIN ST, PORTAGE, WI

// PROPERTY SUMMARY



PROPERTY DESCRIPTION

Well maintained 52 Unit apartment complex on 3.65 landscaped acres. Buildings A&B were constructed in 1965 and buildings C&D were constructed in 1974. All units are 2 bedroom 1 bath with a complete appliance package. All buildings feature controlled access to common interior hallways and coin laundry. Assumable financing.

Tour Dates to be determined; Discretion advised. PLEASE DO NOT TOUR UNACCOMPANIED BY LISTING AGENT!

PROPERTY HIGHLIGHTS

- 52 Two bedroom units
- 4 buildings on 3.65 acres
- Well maintained
- Assumable financing
- High sustained occupancy

OFFERING SUMMARY

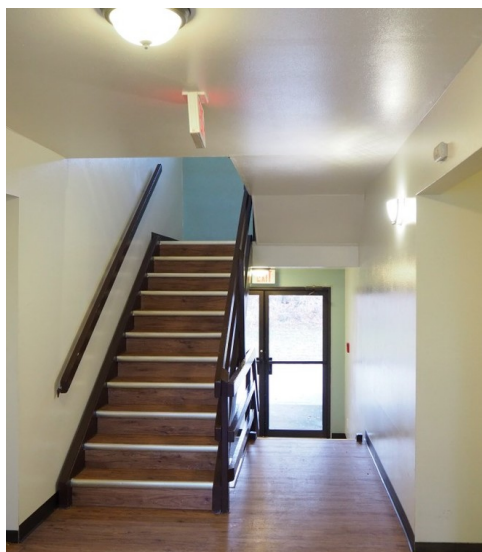
Sale Price:	\$3,495,000
Number of Units:	52
Lot Size:	3.65 Acres
Building Size:	53,216 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	533	6,758	12,274
Total Population	1,374	17,179	29,921
Average HH Income	\$47,600	\$52,914	\$58,652

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// [ADDITIONAL PHOTOS](#)



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// PROPERTY DETAILS

SALE PRICE

\$3,495,000

PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	R3
Lot Size	3.65 Acres
APN#	2235, 2239.1, 2244.01, 2244.02 and 2303A
Corner Property	Yes
Waterfront	Yes

LOCATION INFORMATION

Building Name	Cameron Heights Apartments 52 Units
Street Address	1114-1116 W Wisconsin St
City, State, Zip	Portage, WI 53901
County/Township	Columbia

BUILDING INFORMATION

Building Size	53,216 SF
Price / SF	\$65.68
Year Built	1965/1974
Number Of Floors	2
Gross Leasable Area	53,216 SF
Load Factor	Yes
Construction Status	Existing
Framing	Wood
Condition	Average
Roof	Pitched with built-up composition shingle covering
Free Standing	Yes
Number Of Buildings	4
Walls	Drywall, Painted
Ceilings	Drywall, Painted
Floor Coverings	Mix of carpet, tile, vinyl
Exterior Walls	Vinyl and/or brick exterior
Foundation	Concrete slab on compacted fill

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Other
Number Of Spaces	87
Parking Description	Property has 66 surface parking spaces and 21 attached garage spaced

UTILITIES & AMENITIES

Central HVAC	It is assumed to be in good working order and adequate for the building.
Landscaping	Average condition and well maintained
Laundry Description	Coin Laundry
Exterior Description	Wood frame with vinyl siding or brick
Utilities Description	Each unit is individually metered for electrical usage. Current operations indicate the landlord is responsible for water, trash and sewer costs as well as heat to the individual units with the tenants paying all other utility costs.

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// UNIT MIX SUMMARY

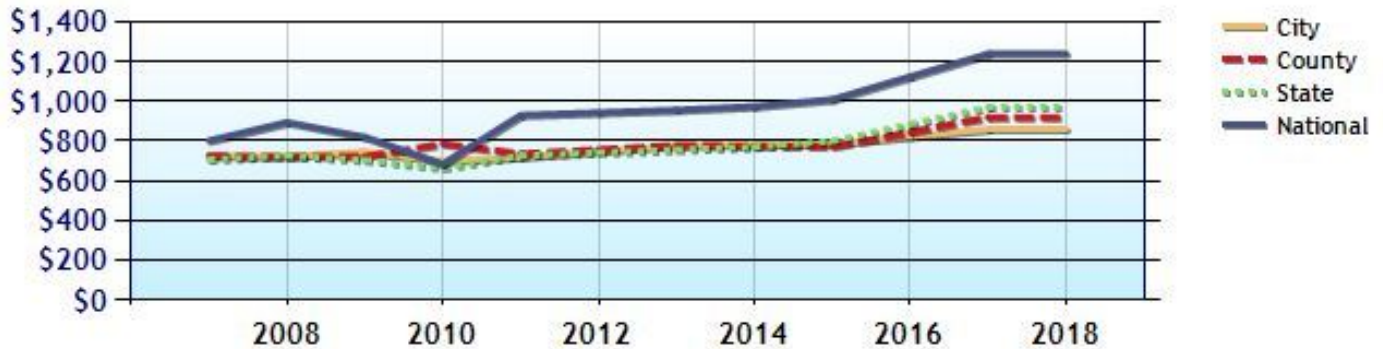
UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	MIN RENT	MAX RENT	RENT/SF
2BR/1BA Bldg A&B	24	46.2	800	\$745.00			\$0.93
2BR/1BA Bldg C&D	28	53.8	900	\$745.00			\$0.83
Totals/Averages	52	100%	44,400	\$38,740.00	\$0.00	\$0.00	\$0.87

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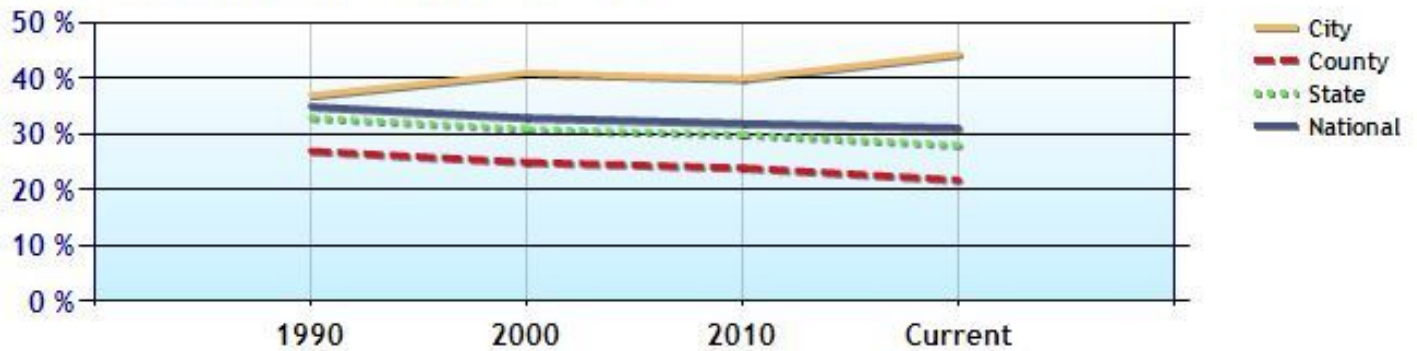
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// ADDITIONAL PHOTOS

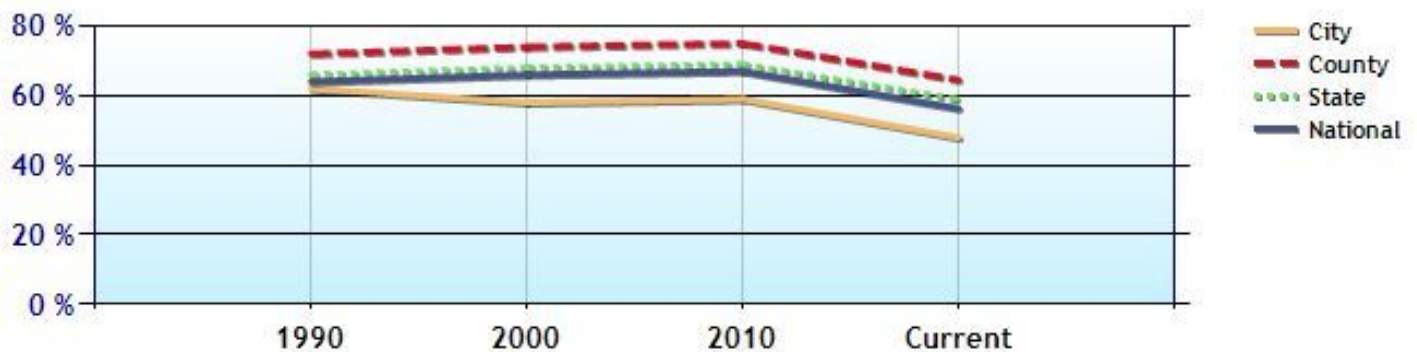
Average Rental Cost - Ten Year Chart



Percentage of Homes Rented - Thirty Year Chart



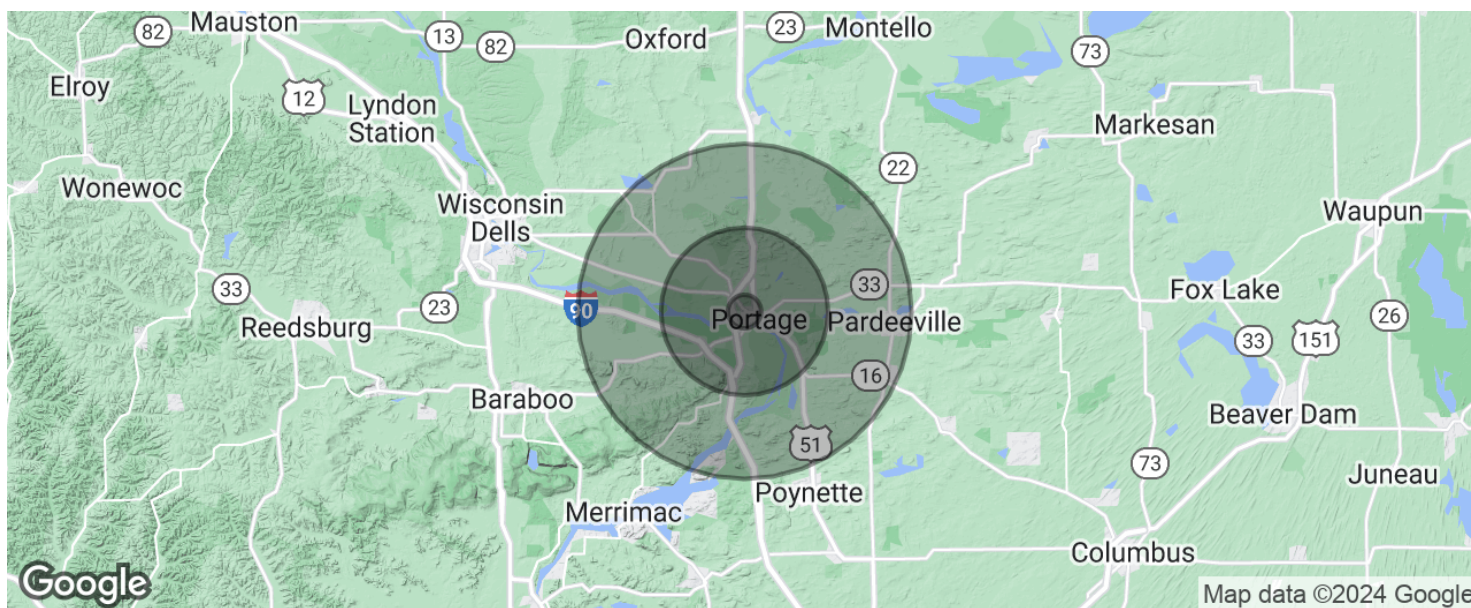
Percentage of Homes Owned - Thirty Year Chart



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// DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,374	17,179	29,921
Median age	38.2	36.8	39.5
Median age (Male)	36.7	35.6	38.9
Median age (Female)	40.6	38.8	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	533	6,758	12,274
# of persons per HH	2.6	2.5	2.4
Average HH income	\$47,600	\$52,914	\$58,652
Average house value	\$161,004	\$176,574	\$194,913

* Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION CONTACT:

DAN ROSELIEP, CPM Senior Broker

dan.roseliep@altuscre.com (P) 608.669.4646 (C) 608.669.4646

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//ECONOMY NEAR PORTAGE, WI

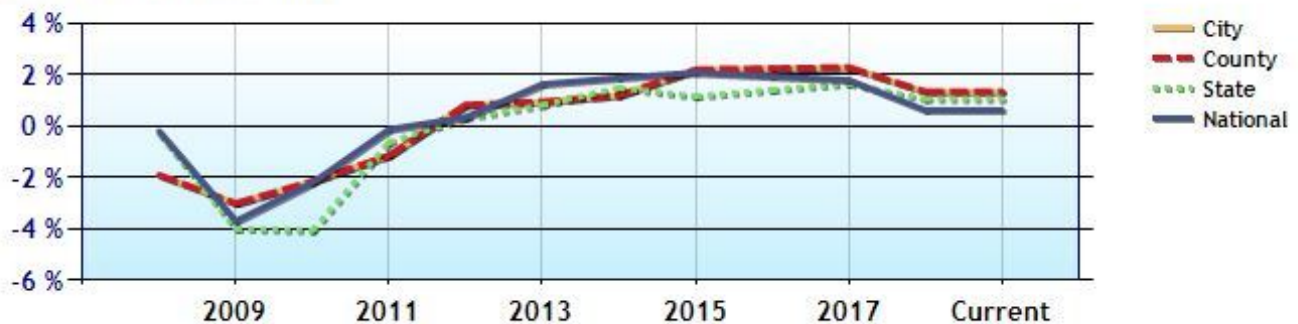
Economy near portage, WI

	City	County	State	National
? Unemployment Rate	3.9%	3.9%	4.4%	5.2%
? Recent Job Growth	2.2%	2.2%	1.2%	1.6%
? Future Job Growth	40.5%	40.5%	37.9%	38.0%
? Sales Tax	5.5%	5.5%	5.5%	6.0%
? Income Tax	6.3%	6.3%	6.3%	4.6%
? Cost of Living Index	92.6	100.3	96.1	100.0

Unemployment Rate - Ten Year Chart



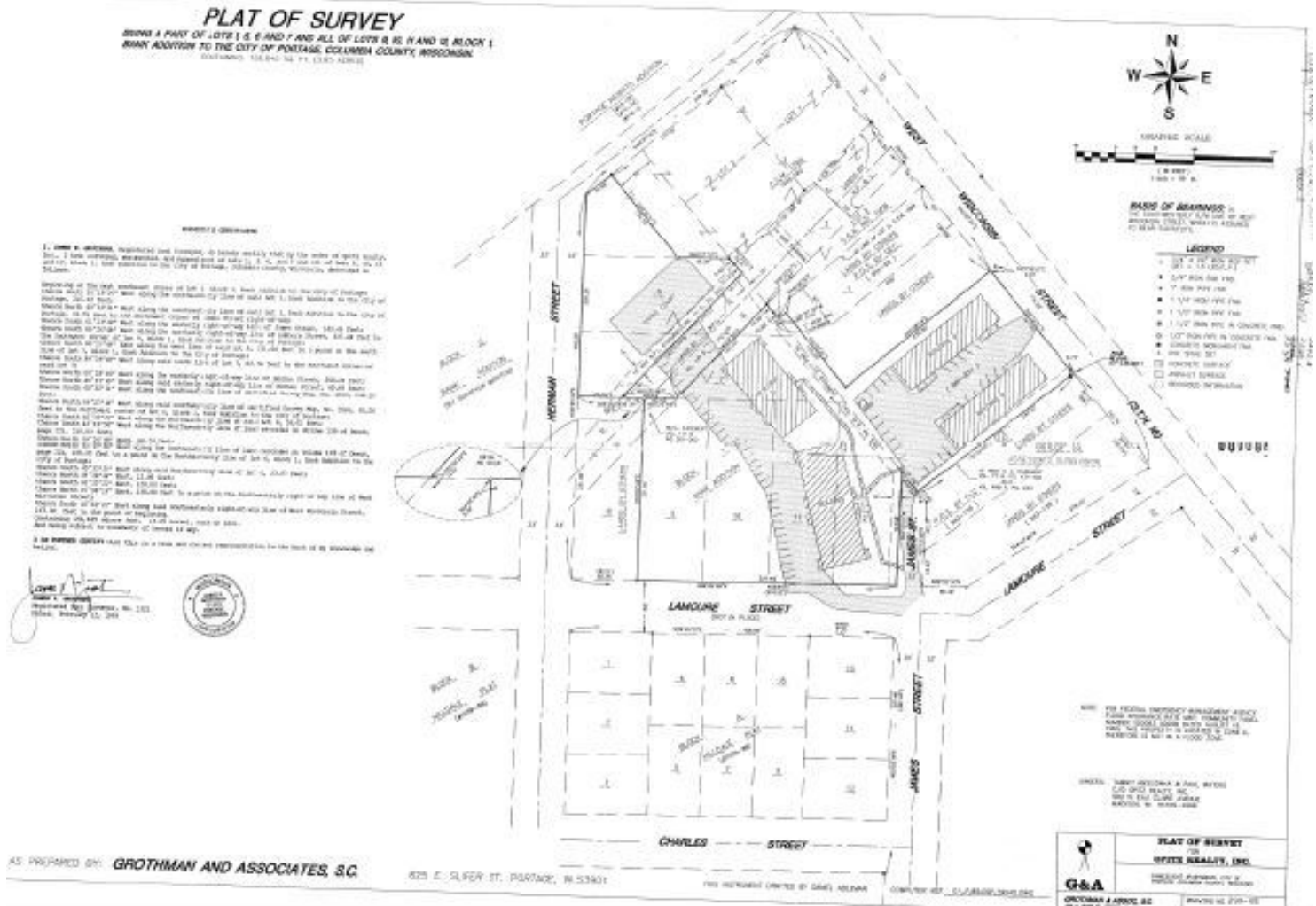
Job Growth - Ten Year Chart



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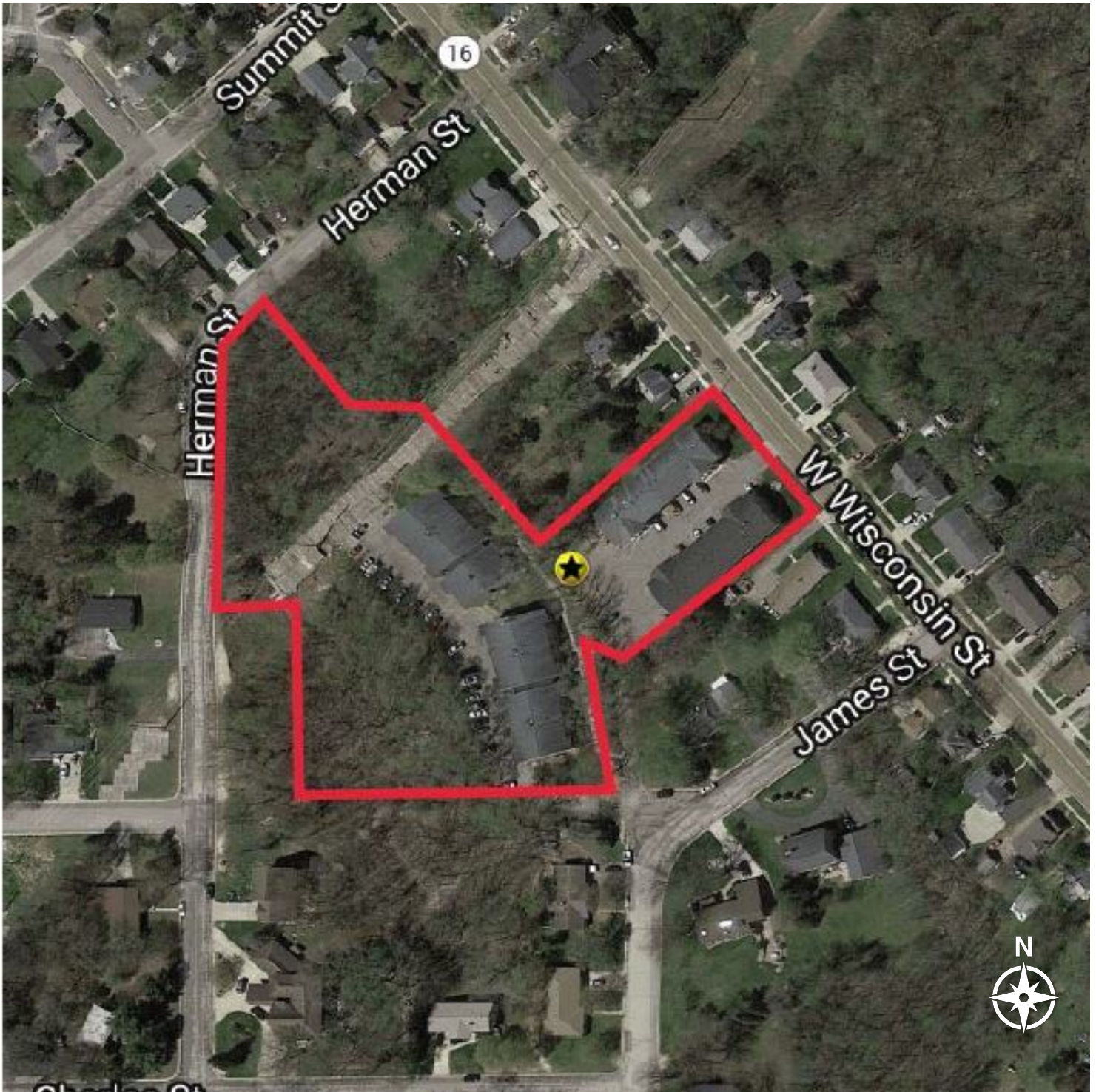
// SITE PLAN



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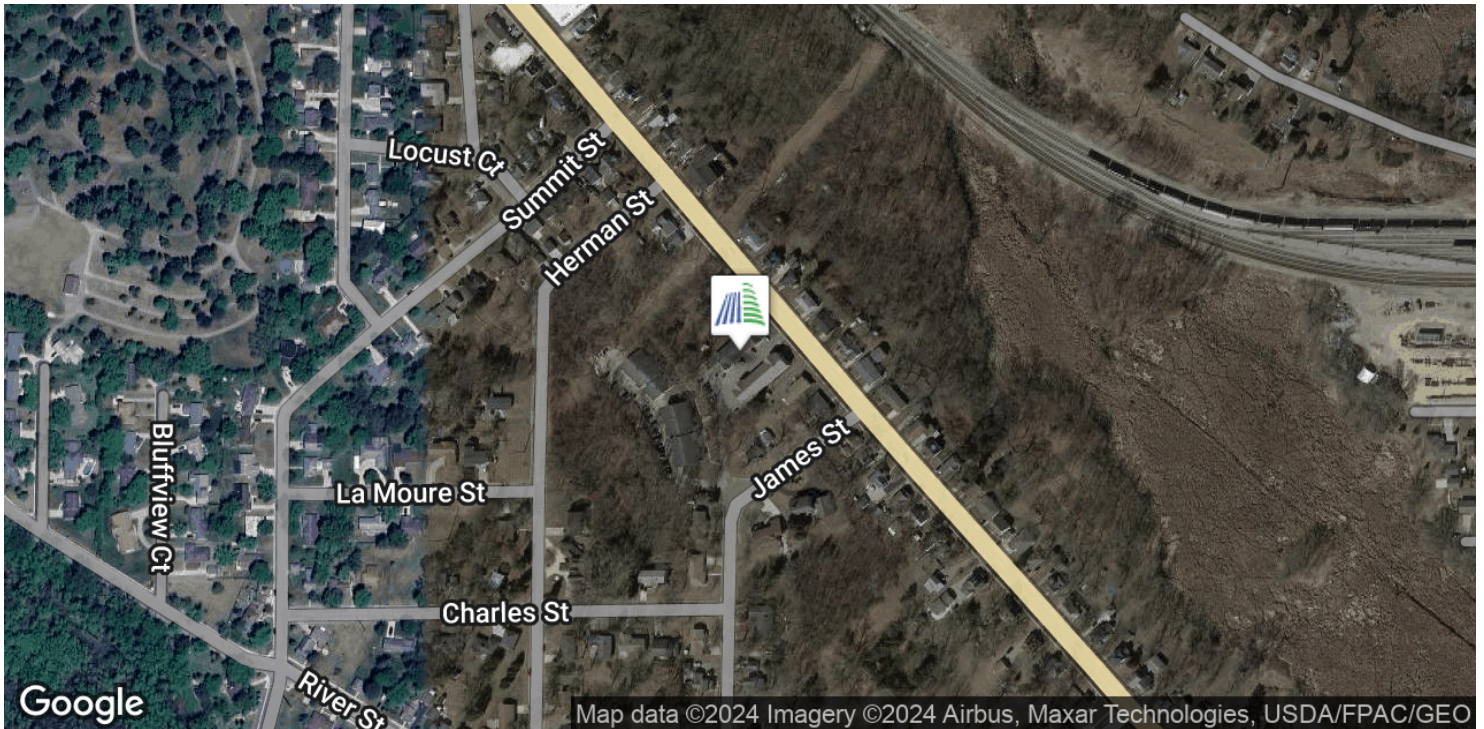
// AERIAL MAPS



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// LOCATION MAPS



WI DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Altus Comm R/E Inc
Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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Altus Comm R/E Inc, 6527 Normandy Ln, Ste 201 Madison WI 53719
Jeff Jansen

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 608-338-0055

Fax: 608-821-1402

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