

8-UNIT MULTI-FAMILY

OFFERING MEMORANDUM



A MULTIFAMILY INVESTMENT OPPORTUNITY

 **ALTUS**
Commercial Real Estate

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8-UNIT MULTI-FAMILY

N4300 PARK RD, CAMBRIDGE, WI

// PROPERTY SUMMARY



PROPERTY DESCRIPTION

Well maintained 8-unit Multifamily in wooded setting next to Ripley Park in picturesque Cambridge, WI. All units are 2 bedroom, include a 1 car detached garage and 2nd floor units have vaulted ceilings & skylights. Water pressure tanks replaced in 2015, all units have updated flooring and 4 units have been fully updated. Property has well water, landlord pays sewer & trash, tenants pay all other utilities.

PROPERTY HIGHLIGHTS

- 8-Unit 2-bedroom Multifamily
- Wooded setting next to Ripley Park
- Well maintained, 4 units fully updated
- Stable rental history / fully leased
- Live there and rent possibility

OFFERING SUMMARY

Sale Price:	\$739,000
Number of Units:	8
Lot Size:	1.249 Acres
Building Size:	8,000 SF
NOI:	\$50,633.00
Cap Rate:	6.85%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	104	2,372	11,818
Total Population	243	5,915	29,908
Average HH Income	\$75,629	\$77,877	\$73,838

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// FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRO FORMA

Price	\$739,000
Price per Unit	\$92,375
GRM	8.6
CAP Rate	6.9%
Cash-on-Cash Return (yr 1)	15.84 %
Total Return (yr 1)	\$23,413
Debt Coverage Ratio	1.26

OPERATING DATA

PRO FORMA

Gross Scheduled Income	\$86,400
Other Income	-
Total Scheduled Income	\$86,400
Vacancy Cost	\$4,320
Gross Income	\$82,080
Operating Expenses	\$31,447
Net Operating Income	\$50,633
Pre-Tax Cash Flow	\$10,594

FINANCING DATA

PRO FORMA

Down Payment	\$147,800
Loan Amount	\$591,200
Debt Service	\$40,039
Debt Service Monthly	\$3,336
Principal Reduction (yr 1)	\$12,819

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// INCOME & EXPENSES

INCOME SUMMARY

PRO FORMA

8 Units, \$900/mo X 12	\$86,400
Gross Income	\$86,400

EXPENSE SUMMARY

PRO FORMA

Cleaning	\$500
Insurance	\$4,100
Landscaping	\$870
Professional Fees	\$200
Property Tax	\$8,853
Repairs	\$4,000
Electric	\$500
Rubbish	\$1,500
Sewer	\$3,620
Reserves for Replacement	\$3,200
Management Fee	\$4,104
Gross Expenses	\$31,447
Net Operating Income	\$50,633

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// [ADDITIONAL PHOTOS](#)



Kitchen Example



Vaulted Ceilings in some units



Side view / Wooded Setting



End View



Garages

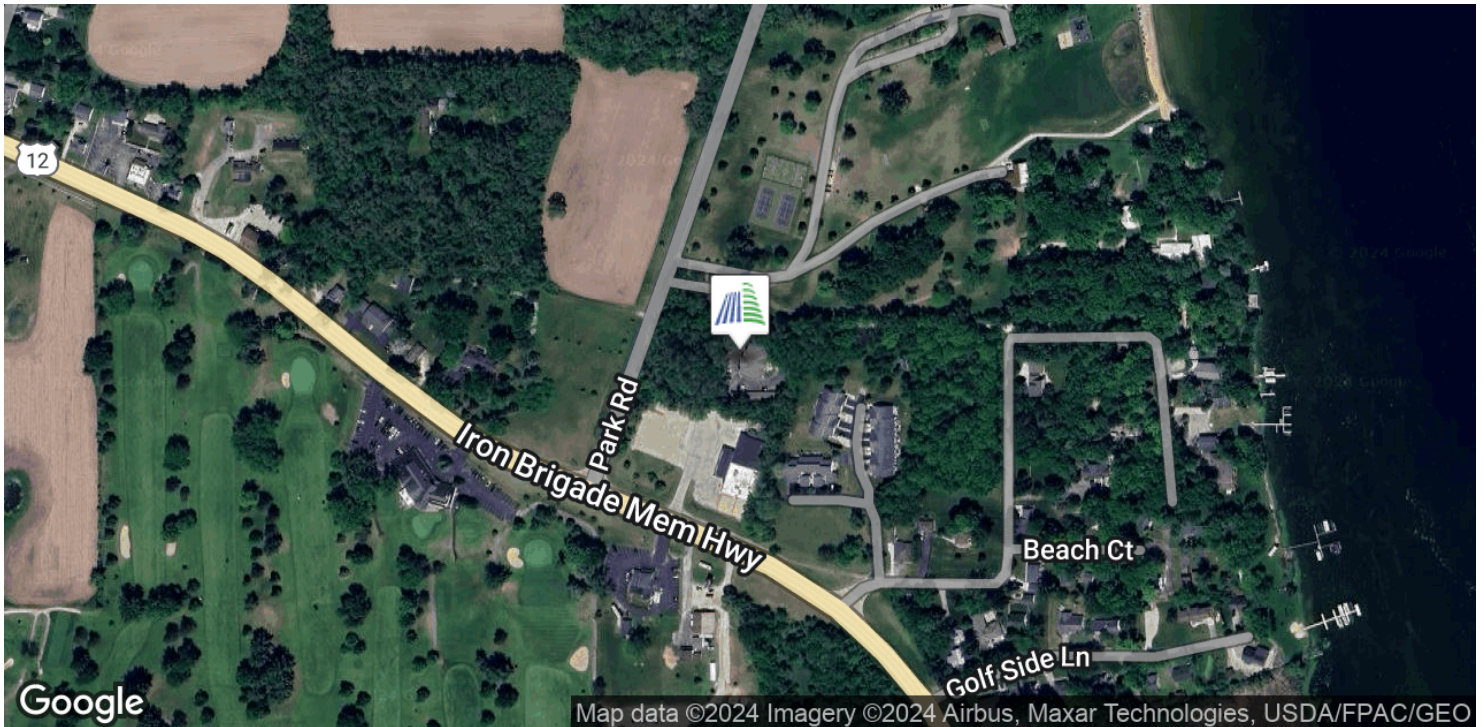


Garages Interior Example

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// LOCATION MAPS



8-UNIT MULTI-FAMILY

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// RETAILER MAP

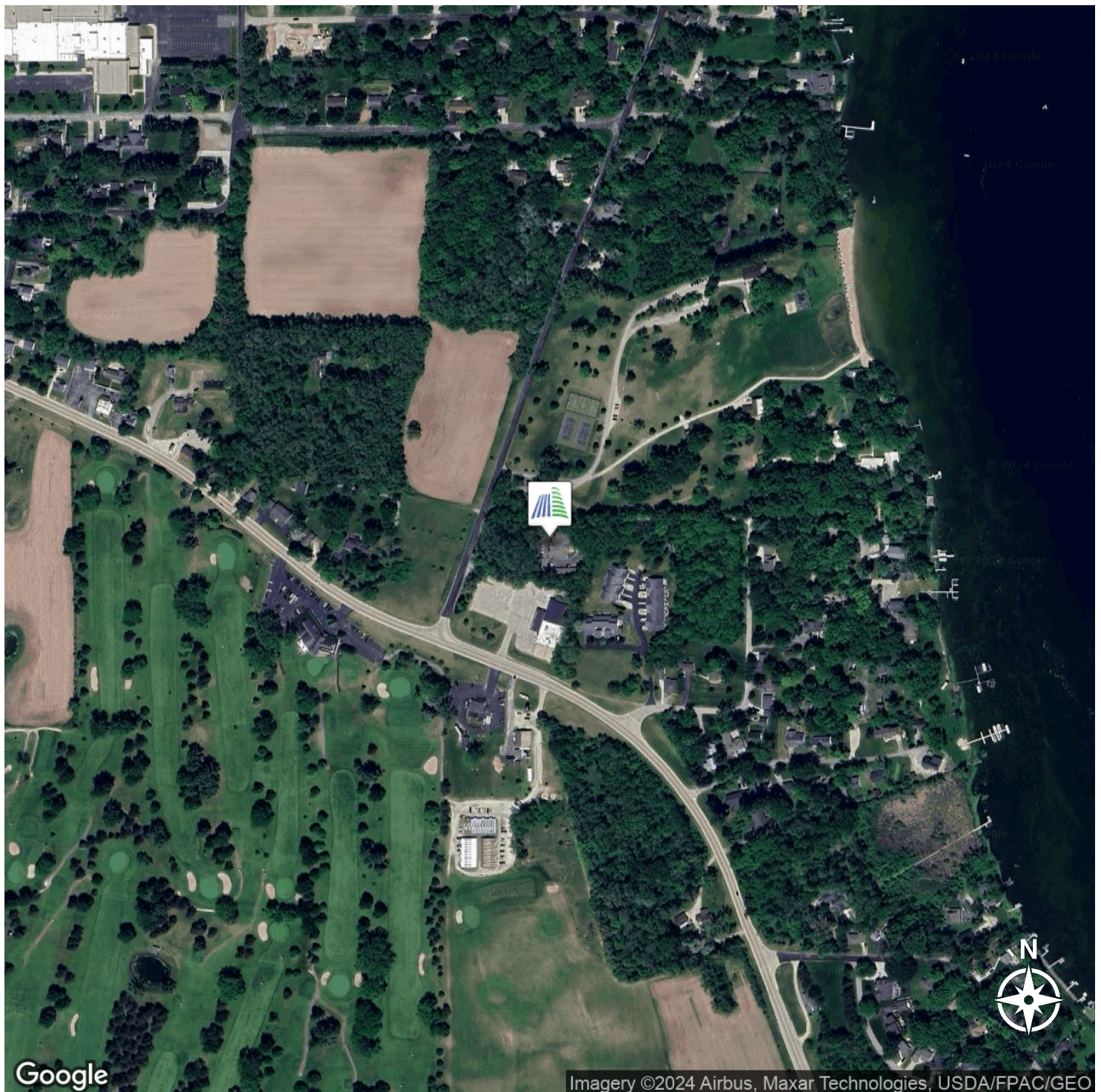


MULTIFAMILY PROPERTY FOR SALE

8-UNIT MULTI-FAMILY

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// AERIAL 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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