



ENCORE

REAL ESTATE BROKERAGE

Phone: (262) 366-2526 / (414) 899-3537
Fax: (866) 671-0237
E-mail: sales@encorewisconsin.com

Investment & Rental Property Specialists

\$1,050,000

16-Unit Apartment Building



260 Germania Street | Randolph | Wisconsin | 53956

Contact:

John Dyke, CCIM

Or Paul Rucinski

METRO MILWAUKEE OFFICE

N92 W17420 Appleton Ave, Suite 105
Menomonee Falls, WI 53051

WASHINGTON/DODGE COUNTY OFFICE

1530 Corporate Center Drive, Suite 6
West Bend, WI 53095

- Extremely Well Maintained Apartment Building, Allows New Owner to Take Ownership w/o any Significant Expenditures
- Property has Sustained Occupancy Rates in Excess of 99% for Past Several Years
- 16 Two Bedroom/One Bathroom Units
- Includes Large & Attractively Designed Floorplans
- Tenants = Heat & Electric / Landlord = Water & Sewer
- All Units include a Private Patio or Balcony
- 17 Private Finished Attached Garages w/EDOs
- Handicap Accessible w/Elevator
- 17 Refrigerators, 17 Ranges, 17 Sleeve Air Conditioners, 4 Coin-Op Washers, 4 Coin-Op Dryers & Water Softener Included w/Sale
- 16,710 SF Building (Excluding Garages) & Built in 1992
- Low Maintenance Exterior & Ample Onsite Parking
- Recent Updates: Roof & Gutters/Downspouts, as well as Some Flooring, Appliances & Lighting

Directions: From State Highway 33 go South on State Highway 73 approximately 1.5 miles to Germania Street. Travel east approximately 0.2 mile. Building is located along south side of Germania Street.



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PROJECTED CASH FLOW ANALYSIS

	2017 (Actual)	2018 (Projected)
Rental Income	\$121,260	\$129,600
Other Income (Laundry & Extra Garage)	\$3,360	\$3,960
Annual Potential Gross Income	\$124,620	\$133,560
Vacancy	-\$2,492	-\$4,007
Effective Gross Income	\$122,128	\$129,553
Real Estate Tax (2016)	-\$23,685	-\$23,685
Maintenance & Repairs (Estimated)	-\$4,983	-\$6,478
Insurance (Actual)	-\$3,034	-\$3,034
Common Area Electric (Estimated)	-\$2,350	-\$2,350
Water & Sewer (Actual)	-\$4,889	-\$4,889
Lawn Care/Snow Removal (Actual)	-\$3,767	-\$3,767
Trash Removal (Actual)	-\$1,236	-\$1,236
TOTAL RENTAL EXPENSES	-\$43,944	-\$45,439
NET OPERATING INCOME	\$78,184	\$84,114

Note: Information above is believed to be accurate, but is subject to correction. Information must be verified by the buyer and is not warranted.



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RENT ROLL - 260 GERMANIA STREET			
UNIT NUMBER	BR/BA	EXISTING MONTHLY RENT	2018 PROJECTED MONTHLY RENT
101	2 BR/1 BA	\$625	\$675
102	2 BR/1 BA	\$625	\$675
103	2 BR/1 BA	\$625	\$675
104	2 BR/1 BA	\$625	\$675
105	2 BR/1 BA	\$625	\$675
106	2 BR/1 BA	\$625	\$675
107	2 BR/1 BA	\$635	\$675
108	2 BR/1 BA	\$615	\$675
201	2 BR/1 BA	\$640	\$675
202	2 BR/1 BA	\$675	\$675
203	2 BR/1 BA	\$615	\$675
204	2 BR/1 BA	\$625	\$675
205	2 BR/1 BA	\$615	\$675
206	2 BR/1 BA	\$625	\$675
207	2 BR/1 BA	\$655	\$675
208	2 BR/1 BA	\$655	\$675
Extra Garage	N/A	Owner Occupied	\$50
Laundry Income	N/A	\$280	\$280
TOTALS...		\$10,385	\$11,130





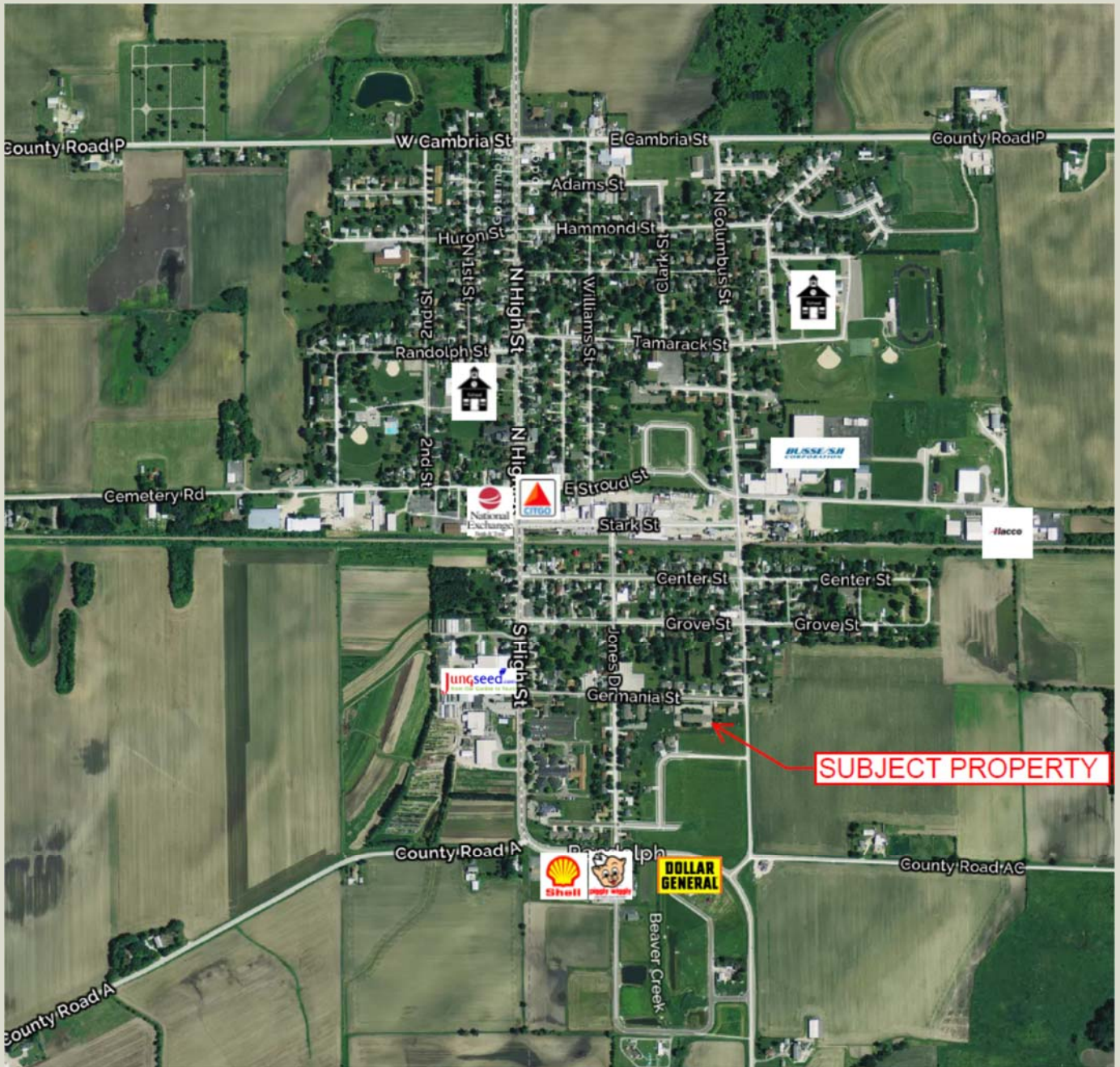


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