

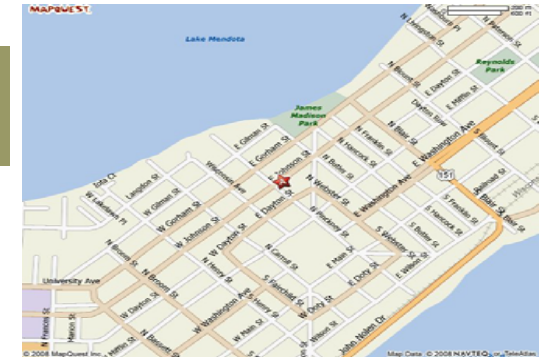


GREGG SHIMANSKI REALTY, INC.
1603 Monroe Street | Madison, WI 53711

Rare Campus / Downtown Investment Opportunity!

Executive Summary
135 and 139 E. Johnson St.
Madison, Wisconsin 53703

Adjacent
Campus
Properties!



135 Mix:	8 Units/ All one BR Units
139 Mix:	3 Units / 5BR/ 5BR / 3 BR
135 Fall Rents	\$595/month, 5 parking @\$70
139 Fall Rents	3BR—\$1,295 / 5BR—\$2,145 / 5BR—\$1,675

Address/ Parcel #	Land/ Improvements	2008 Total Assessment
135- 0709-144-1402 7	\$119,000/ 380,000	\$ 499,000
139 -0709-144-1401-9	\$96,400/ 457,500	\$553,900

Property Highlights

- Exceptional Properties—Long Term Owner
- Great Jump on Fall Rentals
- Great Curb Appeal
- Upgraded HVAC in both properties
- Off Street Parking
- Easy Management -/ Adjacent Buildings
- Very appealing rental units
- 139—Contract to paint exterior by seller

Note: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. (Owner Licensee Interest)

<u>Income / Expenses</u>	<u>135 Proforma</u>	<u>139 Proforma</u>
Scheduled Rental Income	\$ 62,320	\$ 61,380
Less: Vacancy / Other Deductions	\$ 1,870	\$ 1,841
Effective Gross Income	\$ 60,450	\$ 59,539
Less: Total Operating Expenses	\$ 22,493	\$ 20,763
Net Operating Income	\$ 37,957	\$ 38,776
Less: Debt Service	\$ 32,580	\$ 32,580
Cash Flow	\$ 5,376	\$ 6,196
Plus: Principal Reduction	\$ 6,290	\$ 6,290
Total Return Before Income Taxes/Depreciation:	\$ 11,666	\$ 12,486
Operating Expenses		
Real Estate Taxes	\$ 9,803	\$ 10,883
Insurance	\$ 840	\$ 880
Repairs & Maintenance	\$ 1,750	\$ 2,250
Grounds/Snow Removal	\$ 750	\$ 500
Legal / Accounting	\$ 250	\$ 250
Supplies	\$ 750	\$ 900
Utilities	\$ 5,850	\$ 2,400
Advertising	\$ 450	\$ 750
Custodian/Cleaning/Reserves/Other	\$ 2,250	\$ 1,950
% of EGI	37.21%	34.87%

Asking Price:	\$1,195,000
Down Payment (20%)	\$ 239,000
Lot Sizes in Sq. Ft.	3,974 / 3,231
Price Per Sq. Ft.	\$ 123.13
Net Rentable Sq. Ft.	9,705
Cap Rate	6.50 %
Gross Income Multiple	9.66
Total Return % (Prof)	10.10 %
Approx. Year Built	1951 / 1898

Financing Summary: Buyer to obtain new first mortgage at \$ 956,000. Current lender quotes are 20% down payment, 5.50% interest rate, 30-year amortization / 1/4 point origination fee. (ARM)

For more information Contact

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