



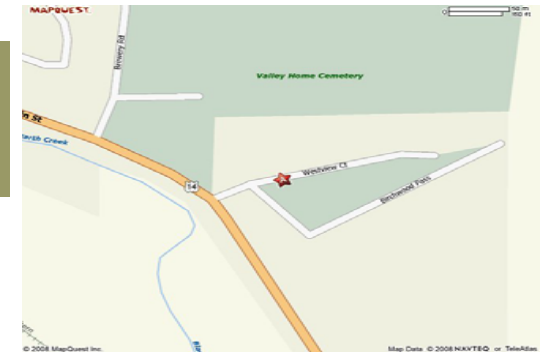
GREGG SHIMANSKI REALTY, INC.
1603 Monroe Street | Madison, WI 53711

Totally Remodeled Suburban 8 Unit



Executive Summary
2717 Westview Court
Cross Plains, Wisconsin 53528

**TOTALLY
Redone
8 Unit
Must See!**



Total Units:	Eight 2 Bedroom / 1 Bath Units
Parking:	Eight off street Stalls
Current Rents	\$685/month
Projected Rents	\$705/month

No. of Units	BR/Baths	Est. Sq. Ft.
8	2BR/1Bath	950

Property Highlights

- HUGE Appealing Units
- TOTALLY redone— *Must See Property!!!!*
- Complete appliance package including DW
- Full Basement / storage and coin op W/D's
- Brand New Boiler
- Great Curb Appeal—New Landscape
- New roof and decks
- Many, many more appealing upgrades

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.

Income/Expenses: Projected

Scheduled Rental Income:	\$ 65,760
Plus: Laundry Income	\$ 360
Less: Vacancy / Credit Loss (5%)	\$ 3,306
Effective Gross Income	\$ 62,814
Less: Total Operating Expenses	\$ 24,850
Net Operating Income	\$ 37,968
Debt Service	\$ 27,195
Pre-Tax Cash Flow	\$ 10,766
Principal Reduction	\$ 5,415
Total Return Before Taxes	\$ 16,168
Operating Expenses:	
Real Estate Taxes	\$ 9,500
Gas/Electric/Water/Sewer	\$ 7,500
Insurance	\$ 1,200
Repairs & Maintenance	\$ 1,750
Grounds/Snow Removal	\$ 450
Legal / Accounting / Advertising	\$ 250
Supplies	\$ 950
Painting and Decorating	\$ 500
Advertising	\$ 1,250
Miscellaneous and Reserve	\$ 1,500
% of EGI	39.56%

Price:	\$ 495,000
Down Payment (20%)	\$ 99,000
Price Per Unit	\$ 61,875
Price Per Sq. Ft.	\$ 63.56
Net Rentable Sq. Ft.	7,788
Cap Rate	7.67%
Gross Income Multiple (Prof)	7.53
Total Return % of Investment	16.85%
Approx. Year Built	1973

Financing Summary: Buyer to obtain new first mortgage at \$396,000. Current lender quotes are 20% down payment, 5.500% interest rate, 30-year amortization and a 1/2 point origination fee., 5 yr. ARM)

For more information Contact

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