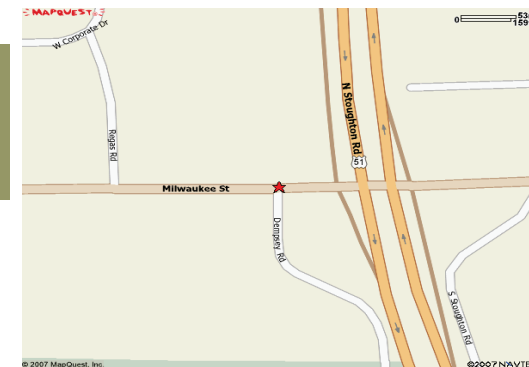




GREGG SHIMANSKI REALTY, INC.
1603 Monroe Street | Madison, WI 53711

Executive Summary 1 Dempsey Road Madison, Wisconsin 53714

Newer
Retail
For
Sale



Total Units:	Four Retail Bays
Sq. Ft. Each	1,121 / 956 / 1,606 / 1,824
Current Rents	\$1,401 / \$1,157 / \$1,941 / \$1,976
Profoma Rents:	\$1,401 / \$1,157 / \$1,941 / \$1,976

Property Highlights

- Visible Intersection / Architecturally Distinctive
- 22,300 cars per day
- Adjacent to Woodman's / Across from Main Post Office
- Strong Anchor tenant in My Menu, long term options
- Easy management, all NNN leases
- 2006 Average Household Income—2 miles—\$ 62,300
- 2006 Total Households— 2 miles—17,100
- 2006 Total Population—2 miles—37,644

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. (SELLER/LICENSEE Interest)

<u>Tenant</u>	<u>Lease Expiration</u> <i>(All have renewal options)</i>	<u>Base Rent</u>
Hair Designs	3/31/10	\$1,941
US Cellular	2/28/10	\$1,401
Help-U-Sell	5/31/08 (moving)	\$1,157
My Menu	5/31/13	\$ 1,976

<u>Income/Expenses:</u>	
Scheduled Proforma Base Income:	\$ 77,700
Less: Vacancy / Credit Loss (3%)	\$ 2,331
Less: Owner Expenses	<u>\$ 750</u>
Effective Net Income	\$ 74,619
Debt Service	\$ <u>52,353</u>
Cash Flow	\$ 22,266
Plus: Principal Reduction	\$ <u>9,543</u>
Total Return Before Income Taxes/Depreciation	\$ 31,809
Cam Charges (2007 Projected):	
Real Estate Taxes	\$ 14,500
Insurance	\$ 1,900
Parking Lease—Woodman's—10 spots	\$ 3,600
Grounds/Snow Removal	\$ 2,250
Pest Control	\$ 360
Common Area Utilities	\$ 1,250
Trash Collection	\$ 1,250
Cam Charge Per Sq. Ft. Estimate	\$4.00

Price:	\$ 969,500
Down Payment (25%)	\$ 242,375
Lot Size:	21,765 sq. ft
Price Per Sq. Ft. (Gross)	\$ 161.58
Net Rentable Sq. Ft.	5,507
Cap Rate	7.70%
Gross Income Multiple	12.48
Total Return %	13.12%
Year Opened:	2005

Financing Summary: Buyer to obtain first mortgage at \$727,125. Current lender quotes are 25% down payment, 5.75% interest rate, 25 year amortization and a 1/2 point origination fee. (ARM)

For more information

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