

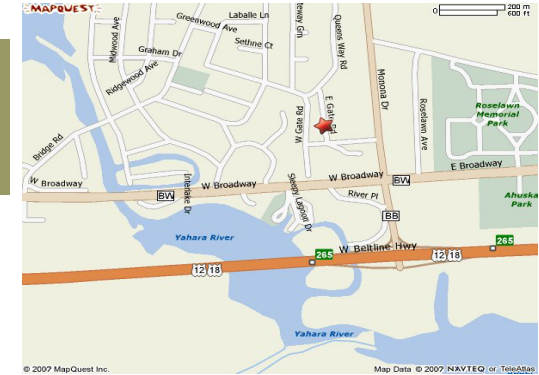


GREGG SHIMANSKI REALTY, INC.
1603 Monroe Street | Madison, WI 53711

Immaculate Side by Side 4 units in Monona!!

Executive Summary
6302-04 East Gate Road
Monona, Wisconsin 53716

**Fully
Rented
And
Exceptional!**



Total Units:	Eight 2 Bedroom / 1 Bath Units
Parking:	Twelve off street stalls
Current Rents	Average Rent is \$685/month
Projected Rents:	\$715./month

No. of Units	BR/Baths	Est. Sq. Ft. Each Unit
Eight (Two 4 units)	2BR/1Bath	825 sq. ft.

Property Highlights

- Appealing Monona location
- Quiet Residential Neighborhood
- Close to major roads and shopping
- Everything redone!!
- Exceptional Current Residents!
- Security Locked Buildings
- Quality Property with little management!
- Great Long Term Solid Investment!

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)

Income/Expenses: Per Building

Proforma Rental Income:	\$ 34,320
Plus: Laundry Income	\$ 480
Less: Vacancy / Credit Loss (5%)	\$ 1,740
Effective Gross Income	\$ 33,060
Less: Total Operating Expenses	\$ 13,125
Net Operating Income	\$ 19,935
Debt Service	\$ 18,500
Pre-Tax Cash Flow	\$ 1,435
Principal Reduction	\$ 3,324
Total Return Before Taxes	\$ 4,759
Operating Expenses:	
Real Estate Taxes	\$ 5,750
Gas/Electric/Water/Sewer	\$ 4,300
Insurance	\$ 750
Repairs & Maintenance	\$ 500
Grounds/Snow Removal	\$ 175
Legal / Accounting	\$ 150
Supplies	\$ 400
Painting and Decorating	\$ 300
Advertising	\$ 300
Miscellaneous and Other	\$ 500
% of EGI	40.01%

Price:	\$ 329,900 / each
Down Payment (20%)	\$ 65,980
Price Per Unit	\$ 82,475
Price Per Sq. Ft.	\$ 90.88
Net Rentable Sq. Ft.	3,630 sq. ft
Current Assessment:	\$ 328,400
Gross Income Multiple (Prof)	10.00
Total Return % of Investment	7.21 %
Approx. Year Built	1960

Above is based on per building

Financing Summary: Buyer to obtain new first mortgage at \$263,920. Current lender quotes are 20% down payment, 5.750% interest rate, 30-year amortization and a 1 point origination fee. (ARM)

For more information Contact

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