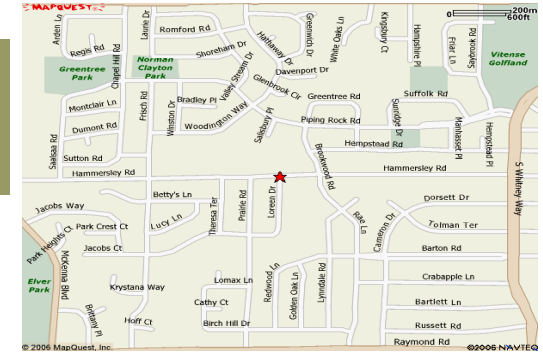




**GREGG SHIMANSKI REALTY, INC.**  
1603 Monroe Street | Madison, WI 53711

**Executive Summary**  
**1301 through 1315 Loren Drive**  
**Madison, Wisconsin 53711**

**Four Duplexes To be sold together**



<b>Total Units:</b>	8 Units/ Four Duplexes
<b>Unit Mix:</b>	Four 3 BR's/Four 2 BR's/1Bath
<b>Current Rents</b>	\$740 - 2BR/ \$880 3BR
<b>Projected Rents</b>	\$760 - 2BR/\$895 31BR

No. of Units	BR/Baths	Est. Sq. Ft.
4	2BR/1Bath	856
4	1BR/1Bath	995

**Property Highlights**

- Desirable/Spacious Units
- Recently upgraded in many areas
- Complete appliance package
- Full Basement with W/D's or hook ups
- Modern Heating System with Central Air
- Fully leased thru summer, '08
- Off street parking
- All new windows and roofs

**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)

<b><u>Income/Expenses:</u></b>	<b><u>Per Building Current</u></b>	<b><u>Per Building Proforma</u></b>
<b>Scheduled Rental Income:</b>	\$ 19,440	\$19,860
Less: Vacancy / Credit Loss (5%)	\$ 972	\$ 993
<b>Effective Gross Income</b>	\$ 18,468	\$ 18,867
Less: Total Operating Expenses	\$ 5,587	\$ 6,250
<b>Net Operating Income</b>	\$ 12,881	\$ 12,617
Debt Service	\$ 12,360	\$ 12,360
<b>Pre-Tax Cash Flow</b>	\$ 521	\$ 257
Principal Reduction	\$ 2,045	\$ 2,045
<b>Total Return Before Taxes</b>	\$ 2,566	\$ 2,302
<b><u>Operating Expenses:</u></b>		
Real Estate Taxes	\$ 3,682	\$ 3,800
Insurance	\$ 400	\$ 500
Repairs & Maintenance	\$ 350	\$ 350
Grounds/Snow Removal	\$ 200	\$ 200
Legal / Accounting / Advertising	\$ 150	\$ 150
Supplies	\$ 275	\$ 300
Painting and Decorating	\$ 200	\$ 200
Advertising	\$ 300	\$ 400
Miscellaneous and Reserve	\$ 300	\$ 350
% of EGI	30.70%	31.86%

<b>Price per Duplex:</b>	<b>\$214,900</b>
<b>Down Payment (20%)</b>	<b>\$42,980</b>
<b>Price Per Unit</b>	<b>\$107450</b>
<b>Price Per Sq. Ft.</b>	<b>\$116.10</b>
<b>Net Rentable Sq. Ft.</b>	<b>1,851</b>
<b>Cap Rate (Proforma)</b>	<b>5.87%</b>
<b>Gross Income Multiple (Prof)</b>	<b>10.82</b>
<b>Cash on Cash % (Prof)</b>	<b>5.36%</b>
<b>Approx. Year Built</b>	<b>1972</b>

**Note: This information is per building**

**Financing Summary:** Buyer to obtain new first mortgage at \$171,920. Current lender quotes are 20% down payment, 6.00% interest rate, 30-year amortization and a 0 point origination fee.

**For more information Contact**

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