

# FOR SALE

## 16 Unit Apartment Building

1199 N Fourth St.  
Watertown, WI 53094

### INCOME:

Gross Rents \$111,420  
Laundry Income \$3,000

5% Vacancy (\$5,710)

**TOTAL INCOME:** \$108,710

### EXPENSES:

Advertising \$465  
Maintenance & Repair \$3,454  
Insurance \$2,431  
Cleaning \$876  
Utilities, Gas/Electric \$7,211  
Utilities, Water/Sewer \$7,541  
Real Estate Taxes \$18,819  
Trash \$1,680

**TOTAL EXPENSES:** \$42,477

**NET INCOME:** \$66,233

**ASKING PRICE:** \$769,000



Comments: Brick 16 unit apartment building with convenient location on Watertown's east side just off Hwy 16/26 bypass. 10 (2) bedroom units and 6 (1) bedroom units. Priced below assessment.

Call us for your investment real estate needs. We'll find it for you!



**JOHNSON & HELLEKSON**

REAL ESTATE, LLC

[www.jhrellc.com](http://www.jhrellc.com)

*Investment Real Estate - Property Management*

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