


Address: 120 W Grant St Lake Mills, WI 53551-1156 County: Jefferson		MLS #: 1225905				
	Property Type: Multi-Family	List Price: \$215,000				
	Status: Active	Taxes: \$5,035				
	Tax Key: 24607131232027	Tax Year: 2010				
	Zoning: Multi					
Flood Plain: Unknown	Year Built:					
Occ. Permit Required: N	Lot Size: 0.281 acres					
School District: Lake Mills	Subdivision:					
High School:	Subd. Dues/Yr.: \$					
Middle School:	Body of Water:					
Elem. School:	Days On Market: 60					
Directions:						
Coordinates: 23N 590W						
Unit Details						
	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4	Total Units: 4	Inside Parking: 4
Avg Rent \$	665	665	665	665	Sched Gross Income \$ 33,120	Outside Parking: 4
# Units	4				Vac Allow: 0	Occupied: Yes
					Gross Operating Inc. \$ 33,120	Security Deposit: Yes
					Total Operating Exp. \$ 12,394	Code Comp: Yes
					Net Operating Income \$ 20,726	DILHR: Yes
					Laundry: Common	
Type:	Apartment Building			Heating/Cooling:	Natural Gas; Hot Water/Steam	
# of Stories:	1-2 Stories			Water/Waste:	Municipal Water; Municipal Sewer	
# of Acres:	Less than 1/2			Municipality:	City	
Exterior:	Brick; Aluminum; Aluminum Trim			Seller Owned:	Washer; Dryer; Water Heater	
Roofing:	Composition			Seller Leased:	Water Softener	
Garage/Parking:	Indoor Space; Extra Space Avail.			Tenant Provides:	None	
1st Type Unit:	2 Bedrooms; 1 Bath; Air Conditioning; Range/Oven; Refrigerator; Eat-In Kitchen; Cable TV Available; Storage Lockers			Documents On File:	Seller Condition; Tax Bill; LeadPaint Disclosure	
Owner Pays:	Heat; Electric/Public; Water; Sewer			Estimated Age:	21-40 Years	
Tenant Pays:	Electric; Other			Estimated SqFt #1:	751-1000	
Basement:	Full					
Remarks: Outstanding investment opportunity! 4 unit apartment building in desirable Lake Mills which is conveniently located in the Milwaukee/Madison corridor. Great rental history. Each unit features 2 spacious bedrooms, appliances, one car garage plus basement storage. Coin laundry for additional income. Located near downtown shops, restaurants, beaches. Easy freeway access. Low interest rates + great price = CASH FLOW! What a great time to invest!						
Listing Office: Johnson & Hellekson Real Estate, LLC: jh						

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 Prepared by Kim M Hellekson on Friday, December 09, 2011 3:52 PM