


Address: 1218 Talcott St Fort Atkinson, WI 53538 County: Jefferson		MLS #: 1232316				
	Property Type: Multi-Family Status: Active Tax Key: 226-0514-0913-021 Zoning: R3		List Price: \$725,000 Taxes: \$13,025.61 Tax Year: 2011			
	Flood Plain: No Occ. Permit Required: N		Year Built: 1970 Lot Size: .661 per tax bill			
	School District: Fort Atkinson High School: Middle School: Elem. School:		Subdivision: Subd. Dues/Yr.: \$ Body of Water: Days On Market: 3			
Directions: Janesville Avenue to West Hill Top Trail. East to Talcott Street. South to property. Coordinates: 71S 550W						
Unit Details						
	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4	Total Units: 12	Inside Parking: 0
Avg Rent \$	613.75	737.5			Sched Gross Income \$ 94,320	Outside Parking: 20
# Units	8	4			Vac Allow: 5	Occupied: Yes
					Gross Operating Inc. \$ 89,904	Security Deposit: Yes
					Total Operating Exp. \$ 32,776	Code Comp: Unknown
					Net Operating Income \$ 56,828	DILHR: Unknown
					Laundry: Private	
Type:	Townhouse; Apartment Building			Heating/Cooling:	Natural Gas; Central Air; Indiv. Heating Units; Forced Air	
# of Stories:	1-2 Stories			Water/Waste:	Municipal Water; Municipal Sewer	
# of Acres:	1/2 less than 1			Municipality:	City	
Exterior:	Wood			Financing Available:	None	
Roofing:	Composition			Seller Owned:	Water Softener; Water Heater	
Garage/Parking:	Carport			Seller Leased:	None	
1st Type Unit:	2 Bedrooms; 2 Baths; Living Room; Dining Room; Air Conditioning; Range/Oven; Refrigerator; Dishwasher; Disposal; Balcony/Patio; Cable TV Available			Tenant Provides:	Washer; Dryer	
2nd Type Unit:	3 or More Bedrooms; 2 Baths; Living Room; Dining Room; Air Conditioning; Range/Oven; Refrigerator; Dishwasher; Disposal; Cable TV Available			Documents On File:	Tax Bill; Lease/Rent Agreement	
Owner Pays:	Water; Sewer; Other			Estimated Age:	41-60 Years	
Tenant Pays:	Cooking Gas; Heat; Electric			Estimated SqFt #1:	Not Verified	
Basement:	Full			Estimated SqFt #2:	Not Verified	
Remarks: TIME TO INVEST IS RIGHT NOW!: Huge 12 unit apartment building, conveniently located on Fort Atkinson's south side. (4) three bedroom townhouses, (8) two bedroom townhouse style apartments. All have private entrances, full basements with washer and dryer hookups and complete appliance packages. Property boasts huge patios and sitting decks off master bedrooms. All units are 1.5 baths. Truly unique floor plans that lend themselves to increased occupancy. Get it now while rates are low!						
Listing Office: Johnson & Hellekson Real Estate, LLC: jh						

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 Prepared by Kim M Hellekson on Friday, December 09, 2011 3:55 PM