

FOR SALE

10 Unit Apartment Building

529 N. Clark St.
Mayville, WI

INCOME:

(4) 900 Sq. Ft. Two Bedrooms \$558 avg. \$26,784

(6) 650 Sq. Ft. One Bedrooms \$467 avg. \$33,624

Laundry \$2,100

TOTAL INCOME: \$62,508

Insurance	\$1,461
Trash	\$781
Water/Sewer	\$3,741
Gas/Electric	\$6,408
Real Estate Taxes	\$8,236
Repairs	\$1,000
Lawn/Snow	\$1,500
Supplies	\$500
Manager	\$2,400



TOTAL EXPENSES: \$26,027

NET INCOME: \$36,481

PRICE: \$550,000

Lot Size	200 x 130
Roof	25 yr. asphalt dimensional (2000) Carpet
Heat	Two gas fired Lennox boilers (2005)
Appliances	Maytag Stoves/Refrigerators (1996)
Carpet	Quality Berber (all less than 7 yrs. Except #105)
Water Heater	A.O. Smith 81 gallon (2000)

A rare find! Solid brick 10 unit apartment building that has been meticulously maintained since constructed in 1972. Great mix of one and two bedroom units. Many updates including newer roof, hot water heater, and boiler. Both the long term tenants and on-site manager make this a worry free investment. Property is owned by listing agent.



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www.jhrellc.com

Investment Real Estate - Property Management

(920) 261-6311 200 East Main Street, Watertown, WI 53094

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