

# Multi-Family Buildings

4318 and 4322 Nakoosa Trail, Madison, WI



## 4318 Nakoosa Trail, Madison, WI

- 8 unit multi-family building
- 8,096 total sq. ft.
- .41 acre lot (17,860 sq. ft.)
- Built in 1981
- 8 parking spaces
- Brick and siding exterior
- Zoned G-2 Commercial
- Assessed value is \$1,045,000
- Tenant pays for heat and electricity
- Each unit has a window a/c unit and electric baseboard heat
- Full basement with individual tenant storage spaces
- Some units have been upgraded with new cabinets, carpet and bathroom fixtures



**Sale Price for Both Properties: \$1,300,000**

## 4322 Nakoosa Trail, Madison, WI

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800 W. Broadway, Suite 500 | Madison, WI 53713  
608-327-4000 | [lee-associates.com/madison](http://lee-associates.com/madison)

For more information on this property, please contact:

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4318 and 4322 Nakoosa Trail, Madison, WI



## Rent Roll

### 4318 Nakoosa Trail, Madison, WI 53714

Unit ▲	Rental Status ⇅	Move In Date ⇅	Lease End Date ⇅	Rental Amount ⇅
1	Vacant			
2	Occupied	10/14/2014	04/30/2025	\$1,000.00
3	Occupied	07/01/2020	Month To Month	\$920.00
4	Occupied	04/10/2024	03/31/2025	\$1,100.00
5	Occupied	06/01/2018	06/30/2025	\$995.00
6	Occupied	09/01/2014	Month To Month	\$875.00
7	Occupied	08/01/2023	07/31/2025	\$1,035.00
8	Occupied	07/14/2017	06/30/2025	\$1,000.00

### 4322 Nakoosa Trail, Madison, WI 53714

Unit ▲	Rental Status ⇅	Move In Date ⇅	Lease End Date ⇅	Rental Amount ⇅
1	Occupied	06/01/2021	Month To Month	\$925.00
2	Vacant			
3	Occupied	09/01/2014	07/31/2025	\$945.00
4	Occupied	09/05/2017	06/30/2025	\$1,000.00
5	Occupied	03/09/2018	03/31/2025	\$930.00
6	Occupied	07/07/2017	Month To Month	\$895.00
7	Occupied	07/29/2021	06/30/2025	\$1,015.00
8	Occupied	08/28/2023	07/31/2025	\$1,035.00



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# Multi-Family Buildings

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Aerial



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**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
  - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction  
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