

INVESTMENT OPPORTUNITY

130 W. CHURCH ST. AND
300 N. DICKASON BLVD., COLUMBUS, WI

EXCLUSIVELY LISTED AND PREPARED BY:

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LEE & ASSOCIATES OF MADISON, WI

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EXECUTIVE SUMMARY

Longstanding investment opportunity in a historic downtown area close to the full diamond interchange at Highway 151 and Highway 73 in Columbus, Wisconsin. The property is comprised of 1 building with a total of 18,000 square feet (120'x150').

All of the square footage is now occupied by tenants, however a few leases are year-to-year and could be made available for an owner/occupant.

Sale Price: \$495,000 (\$27.50/Sq. Ft.)

For detailed information, please contact:

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INVESTMENT OVERVIEW

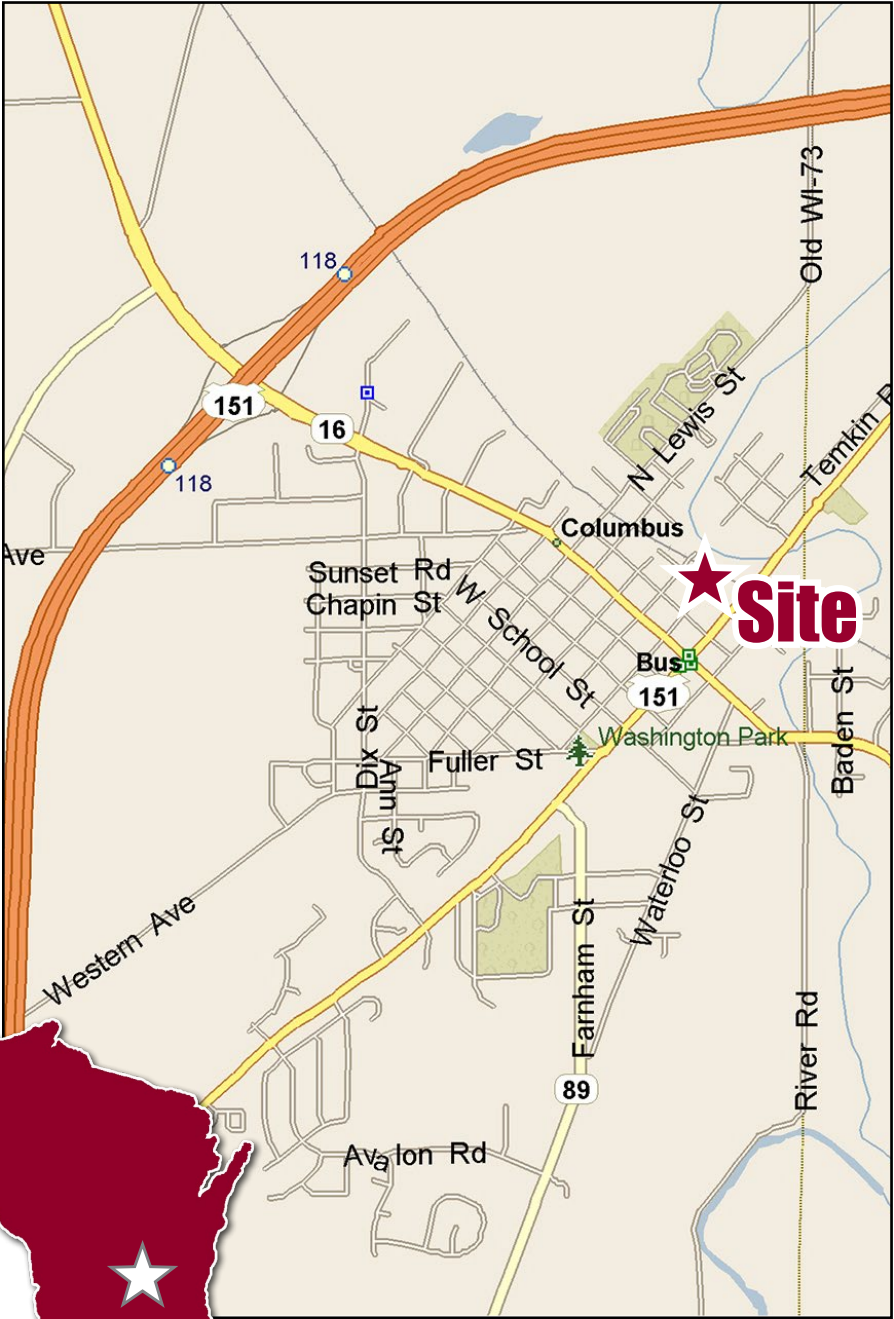
- 100% occupancy rate
- Six tenants
- Modified Gross leases
- Diverse rental unit sizes
- Lease terms range from 1 year to 3 years with most leases having renewal options featuring annual escalations
- Utilities and in-suite cleaning are paid by the tenant
- Landlord responsibilities include: roof, structural components, exterior walls, interior common walls, plumbing, electrical, HVAC, snow removal, lawncare, stormwater, building insurance and real estate taxes
- Tenant responsibilities include: all separately metered utilities, in-suite maintenance and contents and liability insurance



SITE OVERVIEW

SITE SUMMARY

Address	130 West Church Street and 300 North Dickason Boulevard, Columbus, WI
Location	Located close to the full diamond interchange at Highway 151 and Highway 73 in Columbus, WI
Total Building Sq. Ft.	18,000 Sq. Ft.
Occupancy	Fully Occupied
Buildings Built	1930 - 2020
Construction Type	Wood frame with concrete foundation
Parking	Public parking areas
Power	3 Phase, 208 Volts
Real Estate Taxes	\$5,025.41
Uses	Flex/Warehouse/Retail
Land	.383 Acres (16,684 sq. ft.)
Topography	Level
Site Access	300 North Dickason Boulevard with Highway accessibility and connectivity to Columbus, WI
Zoning	IL - City of Columbus



AERIAL



AERIAL





FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Current Monthly Rent:	\$4,700
Building Value:	\$495,000
Building Square Footage	18,000

Commercial Building, Columbus WI

Tenant Roster	Lease Term:	Monthly Rent	Utility Reimburseme	Monthly Gross Rent
Columbus Nutrition	3 years	\$500	\$200	\$700
Coyle & Hernandez	3 years	\$700	\$200	\$900
Posh Airbrush Tanning Studio	3 years	\$600	\$0	\$600
Ortiz & Olavarria	1 year	\$600	\$150	\$750
Large Storage Area(9,000 sq.ft.)	mo/mo	\$700	\$0	\$700
Storage Unit A	mo/mo	\$150	\$0	\$150
Storage Unit B	mo/mo	\$100	\$0	\$100
Storage Unit C	mo/mo	\$200	\$0	\$200
Storage Unit D	mo/mo	\$200	\$0	\$200
Storage Units E & F	mo/mo	\$400	\$0	\$400
Total:				\$4,700

Total Annual Gross Rent	\$56,400.00
Less: Current Real Estate Taxes	\$4,436.00
Less: Snow Plowing/Lawn Care/Landscaping	\$200.00
Less: Building Insurance	\$3,000.00
Less: Dumpster Fees(City Service)	\$0.00
Less: Utilities	\$3,800.00
Sewer and Water Fee:	\$200.00
Less: Misc. Maintenance/Repairs of 2%	\$1,128.00
Less: Accounting/Legal	\$200.00
Less: Management of 4%	\$2,256.00
Less: Vacancy of 4%	\$2,256.00
Less: Replacment Reserves of 3%	\$1,692.00
Annual Net Operating Income	\$37,232.00