



FIRSTWEBER
Commercial

The human side of real estate.

INVESTMENT OPPORTUNITY WEST SIDE MADISON OFFICE BUILDING

6441 ENTERPRISE LN MADISON WI

LONG TERM TENANTS, MANY RECENT IMPROVEMENTS,
A VERY WELL MAINTAINED BUILDING, EXCELLENT
LOCATION



\$2,100,000.00



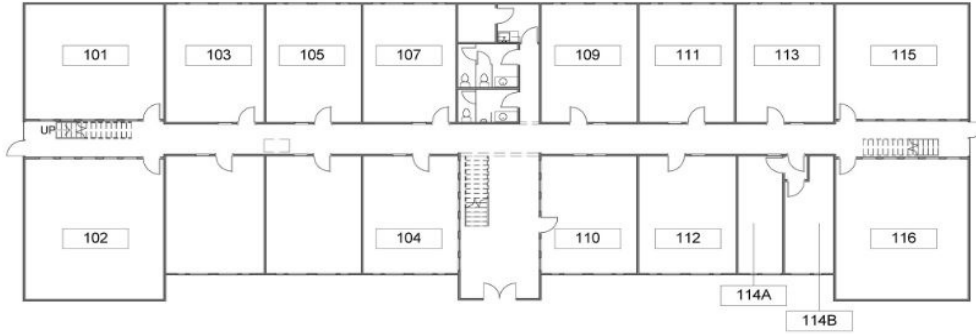
BUILDING SIZE 20,000 SQ FT.

OFFERED AT A 5% CAP
RATE WITH
OPPORTUNITY TO
EASILY BRING IT UP TO
8% BY FILLING A FEW
RECENTLY OPEN
VACANCIES

Home of a diversified array of businesses:
lawyers, civil engineers, massage therapists,
mental health counseling, etc. A very quiet and
professional space.

Get in touch now for more information

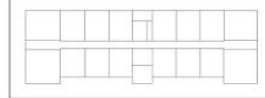
kyle@humphreypropertygroup.com



TOTAL FLOOR AREA: 9,205 SF

Evolve Design Workshop

Kyle Humphrey
6441 Enterprise Ln



Level 1 Overall Plan

Project number	102	A1.000
Date	1/20/19	
Drawn by	MH	
Checked by		
		Scale 1/16" = 1'-0"

1/20/2019 1:44:15 PM

Contact: Kyle Humphrey First Weber Realtors

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6441 Enterprise Ln Valuation

Current Total Rental income (yearly) 163020.6

Expenses:

Utilities:	-11906
Dumpster service:	-2332.68
Cleaning services (Custodial):	-13150
Repairs:	-4000
Taxes:	-22079.74
Insurance:	-3490
Net Operating Income	106062.18

106,062.18 (NOI)/.05 Cap rate = \$2,121,243.6 Rate with current vacancies

165,582.18 (NOI)/.08 Cap rate = \$2,069,777.25 Rate if building is fully filled

(the average vacancy rate for this building is 1-2 420 Sq Ft offices). We had a few larger companies close up or retire lately and the building has more vacancy than is normal.

Potential income if vacancies are filled: (\$14/sq ft used as a rate)	222540.6
expenses:	-56,958.42
Potential NOI if fully rented:	\$165,582.18