

Property Highlights:

- Revenue: \$3.80 million (2022) \$3.60 million (2023)
- 2023 sales breakdown: Fuel Sales: \$2,254,176; Electronic Cig. And Vapor: \$67,042; Tobacco: \$685,179; Grocery: \$480,620; Lottery: \$173,132.51 (commission \$12,679); EBT: \$62,695; Other: \$11,179
- Tank Capacity: 15,000 gallons and 10,000 gallons. Installed in July 2000. Fiberglass/Poly. Pipe wall type: double
- In the heart of City of Janesville. On Highway 51.
- 16 years lease left with a major fast-food chain. Total rental income during the 16-year period is closed to \$1 million. The fast-food chain bears half of the utilities/maintenance and property taxes.
- Lot Size: 1.52 acres
- **Asking price is \$2.00 million**
- For showing call BK, the listing agent. The owner asks not to go there without an appointment. Soliciting any information from the employee is strictly prohibited.



BK Talukdar
Cell: (786) 443 7730



REALTOR®, West Madison Office

Year	Rent*	Years Left
2021-2025	\$ 3,771.14	1
2026-2030	\$ 4,336.81	5
2031-2035	\$ 4,987.33	5
2036-2040	\$ 5,735.43	5
*(from executed lease agreement)		16 years
		192 months

Year	Month	Rent	Total Rental Income
Jan-25	1	\$ 3,771.14	\$ 948,827.88
Feb-25	2	\$ 3,771.14	
Mar-25	3	\$ 3,771.14	
Apr-25	4	\$ 3,771.14	
May-25	5	\$ 3,771.14	
Jun-25	6	\$ 3,771.14	
Jul-25	7	\$ 3,771.14	
Aug-25	8	\$ 3,771.14	
Sep-25	9	\$ 3,771.14	
Oct-25	10	\$ 3,771.14	
Nov-25	11	\$ 3,771.14	
Dec-25	12	\$ 3,771.14	
Jan-26	13	\$ 4,336.81	
Feb-26	14	\$ 4,336.81	
Mar-26	15	\$ 4,336.81	
Apr-26	16	\$ 4,336.81	
May-26	17	\$ 4,336.81	
Jun-26	18	\$ 4,336.81	
Jul-26	19	\$ 4,336.81	
Aug-26	20	\$ 4,336.81	
Sep-26	21	\$ 4,336.81	
Oct-26	22	\$ 4,336.81	
Nov-26	23	\$ 4,336.81	
Dec-26	24	\$ 4,336.81	
Jan-27	25	\$ 4,336.81	
Feb-27	26	\$ 4,336.81	
Mar-27	27	\$ 4,336.81	
Apr-27	28	\$ 4,336.81	
May-27	29	\$ 4,336.81	
Jun-27	30	\$ 4,336.81	
Jul-27	31	\$ 4,336.81	
Aug-27	32	\$ 4,336.81	
Sep-27	33	\$ 4,336.81	
Oct-27	34	\$ 4,336.81	
Nov-27	35	\$ 4,336.81	
Dec-27	36	\$ 4,336.81	

Jan-28	37	\$ 4,336.81	
Feb-28	38	\$ 4,336.81	
Mar-28	39	\$ 4,336.81	
Apr-28	40	\$ 4,336.81	
May-28	41	\$ 4,336.81	
Jun-28	42	\$ 4,336.81	
Jul-28	43	\$ 4,336.81	
Aug-28	44	\$ 4,336.81	
Sep-28	45	\$ 4,336.81	
Oct-28	46	\$ 4,336.81	
Nov-28	47	\$ 4,336.81	
Dec-28	48	\$ 4,336.81	
Jan-29	49	\$ 4,336.81	
Feb-29	50	\$ 4,336.81	
Mar-29	51	\$ 4,336.81	
Apr-29	52	\$ 4,336.81	
May-29	53	\$ 4,336.81	
Jun-29	54	\$ 4,336.81	
Jul-29	55	\$ 4,336.81	
Aug-29	56	\$ 4,336.81	
Sep-29	57	\$ 4,336.81	
Oct-29	58	\$ 4,336.81	
Nov-29	59	\$ 4,336.81	
Dec-29	60	\$ 4,336.81	
Jan-30	61	\$ 4,336.81	
Feb-30	62	\$ 4,336.81	
Mar-30	63	\$ 4,336.81	
Apr-30	64	\$ 4,336.81	
May-30	65	\$ 4,336.81	
Jun-30	66	\$ 4,336.81	
Jul-30	67	\$ 4,336.81	
Aug-30	68	\$ 4,336.81	
Sep-30	69	\$ 4,336.81	
Oct-30	70	\$ 4,336.81	
Nov-30	71	\$ 4,336.81	
Dec-30	72	\$ 4,336.81	
Jan-31	73	\$ 4,987.33	
Feb-31	74	\$ 4,987.33	
Mar-31	75	\$ 4,987.33	
Apr-31	76	\$ 4,987.33	
May-31	77	\$ 4,987.33	
Jun-31	78	\$ 4,987.33	
Jul-31	79	\$ 4,987.33	
Aug-31	80	\$ 4,987.33	
Sep-31	81	\$ 4,987.33	

Oct-31	82	\$ 4,987.33	
Nov-31	83	\$ 4,987.33	
Dec-31	84	\$ 4,987.33	
Jan-32	85	\$ 4,987.33	
Feb-32	86	\$ 4,987.33	
Mar-32	87	\$ 4,987.33	
Apr-32	88	\$ 4,987.33	
May-32	89	\$ 4,987.33	
Jun-32	90	\$ 4,987.33	
Jul-32	91	\$ 4,987.33	
Aug-32	92	\$ 4,987.33	
Sep-32	93	\$ 4,987.33	
Oct-32	94	\$ 4,987.33	
Nov-32	95	\$ 4,987.33	
Dec-32	96	\$ 4,987.33	
Jan-33	97	\$ 4,987.33	
Feb-33	98	\$ 4,987.33	
Mar-33	99	\$ 4,987.33	
Apr-33	100	\$ 4,987.33	
May-33	101	\$ 4,987.33	
Jun-33	102	\$ 4,987.33	
Jul-33	103	\$ 4,987.33	
Aug-33	104	\$ 4,987.33	
Sep-33	105	\$ 4,987.33	
Oct-33	106	\$ 4,987.33	
Nov-33	107	\$ 4,987.33	
Dec-33	108	\$ 4,987.33	
Jan-34	109	\$ 4,987.33	
Feb-34	110	\$ 4,987.33	
Mar-34	111	\$ 4,987.33	
Apr-34	112	\$ 4,987.33	
May-34	113	\$ 4,987.33	
Jun-34	114	\$ 4,987.33	
Jul-34	115	\$ 4,987.33	
Aug-34	116	\$ 4,987.33	
Sep-34	117	\$ 4,987.33	
Oct-34	118	\$ 4,987.33	
Nov-34	119	\$ 4,987.33	
Dec-34	120	\$ 4,987.33	
Jan-35	121	\$ 4,987.33	
Feb-35	122	\$ 4,987.33	
Mar-35	123	\$ 4,987.33	
Apr-35	124	\$ 4,987.33	
May-35	125	\$ 4,987.33	
Jun-35	126	\$ 4,987.33	

Jul-35	127	\$ 4,987.33	
Aug-35	128	\$ 4,987.33	
Sep-35	129	\$ 4,987.33	
Oct-35	130	\$ 4,987.33	
Nov-35	131	\$ 4,987.33	
Dec-35	132	\$ 4,987.33	
Jan-36	133	\$ 5,735.43	
Feb-36	134	\$ 5,735.43	
Mar-36	135	\$ 5,735.43	
Apr-36	136	\$ 5,735.43	
May-36	137	\$ 5,735.43	
Jun-36	138	\$ 5,735.43	
Jul-36	139	\$ 5,735.43	
Aug-36	140	\$ 5,735.43	
Sep-36	141	\$ 5,735.43	
Oct-36	142	\$ 5,735.43	
Nov-36	143	\$ 5,735.43	
Dec-36	144	\$ 5,735.43	
Jan-37	145	\$ 5,735.43	
Feb-37	146	\$ 5,735.43	
Mar-37	147	\$ 5,735.43	
Apr-37	148	\$ 5,735.43	
May-37	149	\$ 5,735.43	
Jun-37	150	\$ 5,735.43	
Jul-37	151	\$ 5,735.43	
Aug-37	152	\$ 5,735.43	
Sep-37	153	\$ 5,735.43	
Oct-37	154	\$ 5,735.43	
Nov-37	155	\$ 5,735.43	
Dec-37	156	\$ 5,735.43	
Jan-38	157	\$ 5,735.43	
Feb-38	158	\$ 5,735.43	
Mar-38	159	\$ 5,735.43	
Apr-38	160	\$ 5,735.43	
May-38	161	\$ 5,735.43	
Jun-38	162	\$ 5,735.43	
Jul-38	163	\$ 5,735.43	
Aug-38	164	\$ 5,735.43	
Sep-38	165	\$ 5,735.43	
Oct-38	166	\$ 5,735.43	
Nov-38	167	\$ 5,735.43	
Dec-38	168	\$ 5,735.43	
Jan-39	169	\$ 5,735.43	
Feb-39	170	\$ 5,735.43	
Mar-39	171	\$ 5,735.43	

Apr-39	172	\$ 5,735.43	
May-39	173	\$ 5,735.43	
Jun-39	174	\$ 5,735.43	
Jul-39	175	\$ 5,735.43	
Aug-39	176	\$ 5,735.43	
Sep-39	177	\$ 5,735.43	
Oct-39	178	\$ 5,735.43	
Nov-39	179	\$ 5,735.43	
Dec-39	180	\$ 5,735.43	
Jan-40	181	\$ 5,735.43	
Feb-40	182	\$ 5,735.43	
Mar-40	183	\$ 5,735.43	
Apr-40	184	\$ 5,735.43	
May-40	185	\$ 5,735.43	
Jun-40	186	\$ 5,735.43	
Jul-40	187	\$ 5,735.43	
Aug-40	188	\$ 5,735.43	
Sep-40	189	\$ 5,735.43	
Oct-40	190	\$ 5,735.43	
Nov-40	191	\$ 5,735.43	
Dec-40	192	\$ 5,735.43	
	Total	\$ 948,827.88	

To go back to your search results please click the back arrow  in the above Toolbar

Tank Details

Site and Owner

Site Info

Facility ID: 413752
Tira Fuels LLC
1951 Center Ave Unit B
Janesville
Site Anniversary Date: May 28

County & Municipality

Rock County
City of Janesville
Fire Dept ID: 5302
Dispenser Has Sumps: Y

Owner

Hamza Properties LLC
1227 Stony Creek Way
Rockford
IL 61108-1547

Underground Storage Tank - ID: 113724, WANG ID: , In Use, PTO Expiration: 2025-05-28

Install Date:	07/05/2000	Capacity In Gallons:	15,000	Contents:	Unleaded Gasoline
Tank Occupancy:	Retail Fuel Sales	Marketer:	Y	CAS Number	
Federally Regulated:	Yes	Spill Protection:	Installed	Overfill Protection:	Installed
Overfill Prot Type:	90alm95auto	Containment Sump Installed:	Y	Lining Inspected Date:	
Corrosion Protect Type:	Not Applicable	Date Of Lining:		Underground Piping:	Y
Leak Detection:	Automatic Tank Gauge	Wall Type:	Single		
Leak Test Method:	Monthly Monitoring				
Construction Material:	Fiberglass or Poly				

PIPING - In Use

Flex Connectors:	Y	UST Mainfolded:	N	Related Tank ID:	213075
Type:	Piping (Storage Tank)	Aboveground Piping:	N	Aboveground Pipe Cons:	
Construction Material:	Fiberglass or Poly	Corrosion Protect Type:	Not Applicable	Leak Detection:	Interstitial Monitor
Catastrophic Leak Detection:	Flow Restrictor			Leak Test Method:	Monthly Monitoring
				Pipe Wall Type:	Double
				Piping System Type:	Pressurized

Inspection Test Dates

Test Type	Test Date	Test Expire Date

Inspections

FacilityId	Inspection Type	Inspection Date
413752	Annual	04/07/2016
413752	Annual	09/25/2017
413752	Annual	10/14/2019
413752	Annual	09/17/2021
413752	Annual	11/07/2022

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Tank Details

Site and Owner

Site Info

Facility ID: 413752
Tira Fuels LLC
1951 Center Ave Unit B
Janesville
Site Anniversary Date: May 28

County & Municipality

Rock County
City of Janesville
Fire Dept ID: 5302
Dispenser Has Sumps: Y

Owner

Hamza Properties LLC
1227 Stony Creek Way
Rockford
IL 61108-1547

Underground Storage Tank - ID: 110090, WANG ID: , In Use, PTO Expiration: 2025-05-28

Install Date:	07/05/2000	Capacity In Gallons:	10,000	Contents:	Unleaded Gasoline
Tank Occupancy:	Retail Fuel Sales	Marketer:	Y	CAS Number	
Federally Regulated:	Yes	Spill Protection:	Installed	Overfill Protection:	Installed
Overfill Prot Type:	90alrm95auto	Containment Sump Installed:	Y	Lining Inspected Date:	
Corrosion Protect Type:	Not Applicable	Date Of Lining:		Underground Piping:	Y
Leak Detection:	Automatic Tank Gauge	Wall Type:	Single		
Leak Test Method:	Monthly Monitoring				
Construction Material:	Fiberglass or Poly				

PIPING - In Use

Flex Connectors:	Y	UST Mainfolded:	N	Related Tank ID:	209483
Type:	Piping (Storage Tank)	Aboveground Piping:	N	Aboveground Pipe Cons:	
Construction Material:	Fiberglass or Poly	Corrosion Protect Type:	Not Applicable	Leak Detection:	Interstitial Monitor
Catastrophic Leak Detection:	Flow Restrictor			Leak Test Method:	Monthly Monitoring
				Pipe Wall Type:	Double
				Piping System Type:	Pressurized

Inspection Test Dates

Test Type	Test Date	Test Expire Date

Inspections

FacilityId	Inspection Type	Inspection Date
413752	Annual	04/07/2016
413752	Annual	09/25/2017
413752	Annual	10/14/2019
413752	Annual	09/17/2021
413752	Annual	11/07/2022

Parcel Details for 241 0412100005

Parcel Information

Name: HAMZA PROPERTIES LLC	Parcel Number: 0412100005
Address: 1951 CENTER AVE SUITE 150 JANESVILLE, WI 53546	Site Address: JANESVILLE, WI
Municipality: CITY OF JANESVILLE	

General Information

Sec/Town/Range: --	School District: 2695 - JANESVILLE SCHOOL DIST	Other Tax Codes: 0000-0000-0000-0000
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REFERENCE DOCUMENTS LISTED BELOW MAY NOT REFLECT THE CURRENT LEGAL DESCRIPTION.

TO DETERMINE THE CURRENT LEGAL DESCRIPTION, A TITLE SEARCH MAY BE REQUIRED.

Documents: No Documents Listed	Vol-Page: No Volume-Page Information
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Value Information

Assess Year **2023**

Description	Acres	Land	Improvements
Commercial	1.520	231,700	1,228,000
TOTALS	1.520	231,700	1,228,000

Legal Information

'DAMROW'S 1ST ADD. LOT 17 AND PART SW1/4 NW1/4 SEC. 12-2-12, DAF: BGN. SE COR. SD. LOT 17; TH. WEST ALG. NL KELLOGG AV. 425' M/L TO EL CENTER AV; TH. NORTH ALG. EL CENTER AV. 156'; TH. EAST 425' TO NE COR. SD. LOT 17; TH. SOUTH ALG. EL SD. LOT 17 156' TO POB. 0412100352 & 0412100392'

Rock County provides this information with the understanding that it is not guaranteed to be current, complete or accurate. Conclusions drawn from this information are the responsibility of the user. While every reasonable effort has been made to ensure the timeliness and accuracy of the information, Rock County takes no responsibility for errors and omissions.

For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer office at (608)757-5670.

For questions regarding Tax Listing Information, please contact the Real Property Lister office at (608)757-5610.









