

# Eight-Unit for Sale

5682-5686 Norfolk Dr  
Fitchburg WI 53719



Presented By:

Ben Filkouski, CCIM

608-333-7734

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## EXCLUSIVE AGENT

Madison Commercial Real Estate LLC (“Owner’s Agent”) is the exclusive agent for the Owner of 5682-5686 Norfolk Dr (“Property”). Please contact us if you have any questions.

## DESIGNATED AGENT

The designated agent for the Owner are:

Ben Filkouski, CCIM

608-333-7734

[Ben.Filkouski@madisoncommercialre.com](mailto:Ben.Filkouski@madisoncommercialre.com)

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# Property Summary

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## Property Summary

Sale Price	\$1,400,000
Total Building Size (per Assessor)	9,698 sf
Lot Size	3.08 acres
Number of Units	8
Parcel Number	0609-063-0434-1 & 0609-063-0423-4
Zoning	R-HA
Year built	1993
2025 Total Assessment	\$1,407,400
2025 Total Taxes	\$27,126
Water & Sewer	Municipal
School System	
High School	Verona
Middle School	Badger Ridge
Elementary School	County View

# Property Description

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## Offering Information:

- Two four-unit apartment buildings, each building is approximately 4,849 sf
- Four units have 2 bedrooms, 2 full baths, loft area and washer & dryer
- Four units have 2 bedrooms & 2 full baths, and washer & dryer
- Unit #1 of each building includes an attached 2-car garage and Unit #2 of each building includes an attached 1-car garage
  
- Leases available with signed CA

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# Cash Flow - 2025

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Unit #	Size	Monthly Rent	Pet & Garage Fees	Total Rent	Annual Rent	Lease Expiration
5682 #1 2 bed/2bath + loft	1,333 sf	\$1,316	\$40 pet	\$1,356	\$16,272	07/31/26
5682 #2 2bed/2bath + loft	1,333 sf	\$1,325	\$75 garage	\$1,400	\$16,800	06/30/27
5682 #3 2bed/2bath	1,091 sf	\$1,354	\$65 pets-2	\$1,419	\$17,028	04/30/27
5682#4 2bed/2bath	1,091 sf	\$1,314		\$1,314	\$15,768	04/30/27
5686 #1 2bed/2bath +loft	1,333 sf	\$1,445	\$80 pets-2	\$1,525	\$18,300	06/30/26
5686 #2 2bed/2bath +loft	1,333 sf	\$1,479	\$85 garage	\$1,564	\$18,768	04/30/27
5686 #3 2bed/2bath	1,091 sf	\$1,240		\$1,240	\$14,880	07/31/26
5686 #4 2bed/2bath	1,091 sf	\$1,595		\$1,595	\$19,140	06/30/27
Totals		\$11,068	\$345	\$11,413	\$136,956	

# Expenses & Proforma

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Regular Fixed Expenses	Current Monthly	Current Annually
Real Estate Taxes	\$2,260.50	\$27,126.00
Property Insurance	\$1,089.39	\$13,072.65
Utilities	\$94.08	\$1,128.93
Lawncare (2025)	\$231.18	\$2,774.20
Snow Removal (2025)	\$303.11	\$3,637.29
Vacancy (5%)	\$570.65	\$6,847.80
Management (6%)	<u>\$684.78</u>	<u>\$8,217.36</u>
Total Expenses	\$5,233.69	\$62,804.23
<b>Net Operating Income</b>	<b>\$5,834.31</b>	<b>\$74,151.77</b>

## Market Capitalization Rate Valuation

	Current
Gross Potential Rents	\$136,956
Reported Expenses	\$35,678
Property Taxes	\$27,126
Net Operating Income	\$74,152
Cap Rate	5.30%
Cap Rate Valuation	\$1,400,000
<b>Gross Rent Multiplier Valuation</b>	<b>10.22</b>

# Exterior Property Photos

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# Interior Property Photos

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# Interior Property Photos

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# Location Map – Panned Out

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