

# Four-Unit for Sale

25 Coronado Court  
Madison WI 53705



Presented By:

Mike Herl, SIOR  
608-212-4623

[Mike.herl@madisoncommercialre.com](mailto:Mike.herl@madisoncommercialre.com)

Kurt Malueg  
608-898-0691

[Kurt.Malueg@madisoncommercialre.com](mailto:Kurt.Malueg@madisoncommercialre.com)

# Table of Contents



Property Summary	1
Property Description	2
Financials	3
Property Photos	5
Aerial Map	11

## EXCLUSIVE AGENT

Madison Commercial Real Estate LLC ("Owner's Agent") is the exclusive agent for the Owner of 25 Coronado Ct ("Property"). Please contact us if you have any questions.

## DESIGNATED AGENT

The designated agent for the Owner are:

Mike Herl, SIOR  
608-212-4623

[Mike.herl@madisoncommercialre.com](mailto:Mike.herl@madisoncommercialre.com)

Kurt Malueg  
608-898-0691

[Kurt.Malueg@madisoncommercialre.com](mailto:Kurt.Malueg@madisoncommercialre.com)

## DISCLAIMER

This document has been prepared by Madison Commercial Real Estate LLC for advertising and general information only. Madison Commercial Real Estate LLC makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Madison Commercial Real Estate LLC excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Madison Commercial Real Estate LLC and/or its licensor(s). ©2025. All rights reserved.



# Property Summary

25 Coronado Ct, Madison WI 53705



## Property Summary

Sale Price	\$1,265,000
Building Size (Livable space)	5,482 sf
Total Building Size (per Assessor)	10,775 sf
Lot Size	.365 acres
Number of Units	4
Parcel Number	0708-243-0628-1
Zoning	SR-VI
Year built	1978
Water & Sewer	Municipal
School System	Madison
High School	Memorial
Middle School	Gillespie
Elementary School	Muir

# Property Description

25 Coronado Ct, Madison WI 53705



## Offering Information:

- Fully leased four-unit apartment building located on a quiet cull-d-sac, just off Mineral Point Road
- Long-term tenants (one over 20 years)
- Within walking distance to numerous restaurants and retail
- BRT system within two blocks of property
- Each unit has three bedrooms, attached one car garage, wood burning fireplaces, private entrances. Two units have 2 full bathrooms, two have 1 ½ bathrooms. Three units have full basements
- Updates include – Project Home 2006, insulated attic, continuous ventilation fans, high efficiency furnaces. New windows, gutters, siding in 2015. Unit 25 – new water heater in 2022, garage door in 2020, AC in 2020 new compressor 2025. Unit 27 – garage door 2020, dishwasher in 2022. Numerous other minor updates.
- Leases available with signed CA

# Financials

25 Coronado Ct, Madison WI 53705



## Unit Mix

	Bedrooms	Bathrooms	Current Rent	Market Rent
Unit 25	3 Bedroom	2 bathroom	\$1,600	\$2,038
Unit 27	3 Bedroom	1.5 bathroom	\$1,690	\$2,038
Unit 29	3 Bedroom	2 bathroom	\$1,543	\$2,038
Unit 31	3 Bedroom	1.5 bathroom	\$1,700	\$2,038
Gross Potential Rents / Year			\$78,396	\$97,824

## Current Reported Expenses

	Total	Unit / Month	Unit / Year
Misc. Expenses	\$6,800	\$142	\$1,700
General Repairs	\$4,475	\$93	\$1,119
Management Fee	\$2,750	\$57	\$688
Insurance	\$2,512	\$52	\$628
Property Tax	\$14,344	\$299	\$3,586
Expenses	\$30,881	\$643	\$7,720

## Market Capitalization Rate Valuation Vs. In Place Rents

	Current	Market
Gross Potential Rents	\$78,396	\$97,824
Reported Expenses	\$16,537	\$16,537
Property Taxes	\$14,344	\$14,344
Net Operating Income	\$47,515	\$66,943
Market Cap Rate **	6.4%	6.4%
Cap Rate Valuation	\$742,421	\$1,045,984

## Gross Rent Multiplier Valuation

	Current Rent	Market Rent
Gross Rent Multiplier Valuation      x12	\$940,752	\$1,173,888

\* Market rent determined using latest CoStar data, and market comparables

\*\* Market Cap rate reported at 6.4% by CoStar for West Madison Market Q3, 2025



# Property Photos

25 Coronado Ct, Madison WI 53705



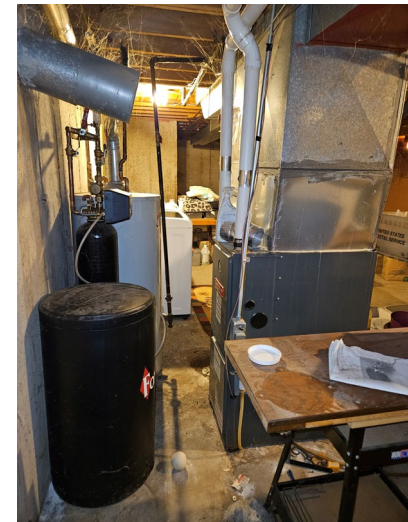
Presented By: Mike Herl, SIOR  
608-212-4623  
[Mike.herl@madisoncommercialre.com](mailto:Mike.herl@madisoncommercialre.com)

Kurt Malueg  
608-898-0691  
[Kurt.Malueg@madisoncommercialre.com](mailto:Kurt.Malueg@madisoncommercialre.com)



# Property Photos

25 Coronado Ct, Madison WI 53705





# Property Photos

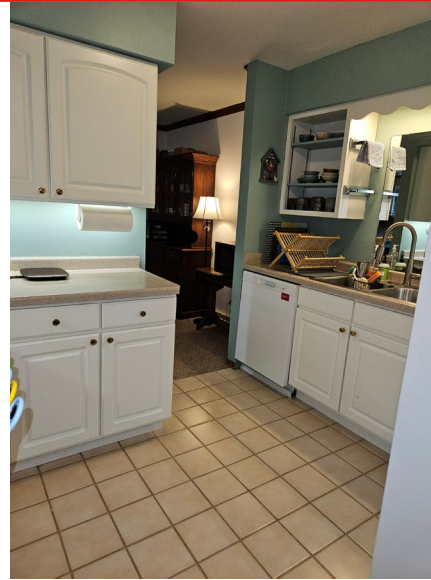
25 Coronado Ct, Madison WI 53705





# Property Photos

25 Coronado Ct, Madison WI 53705



Presented By: Mike Herl, SIOR  
608-212-4623  
[Mike.herl@madisoncommercialre.com](mailto:Mike.herl@madisoncommercialre.com)

Kurt Malueg  
608-898-0691  
[Kurt.Malueg@madisoncommercialre.com](mailto:Kurt.Malueg@madisoncommercialre.com)



# Property Photos

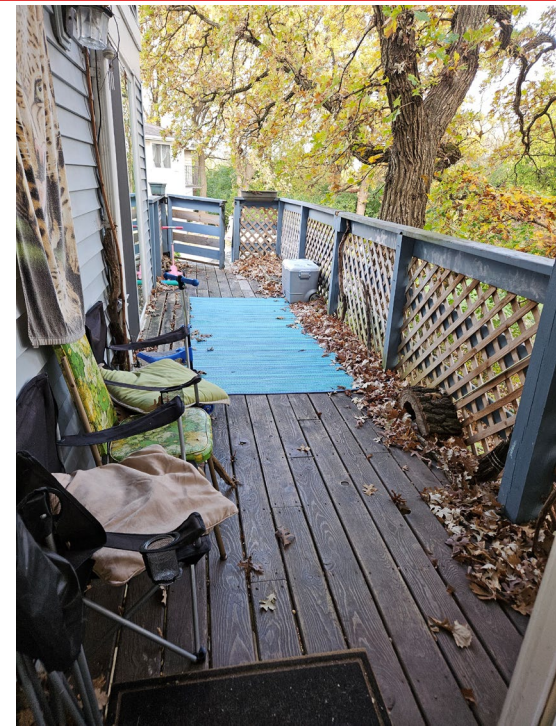
25 Coronado Ct, Madison WI 53705





# Property Photos

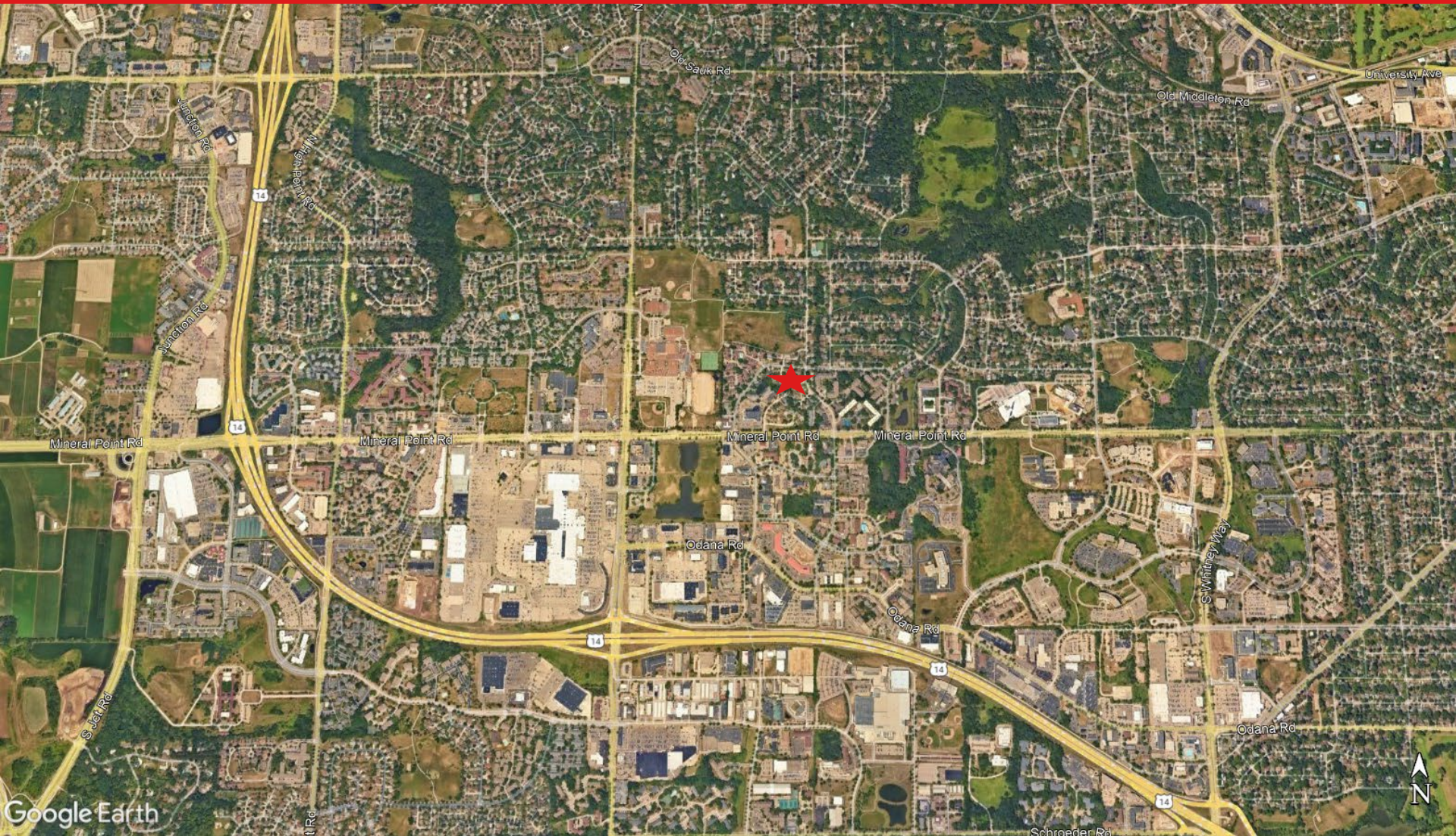
25 Coronado Ct, Madison WI 53705





# Aerial Map – Panned Out

25 Coronado Ct, Madison WI 53705



Presented By:

Mike Herl, SIOR

608-212-4623

[Mike.herl@madisoncommercialre.com](mailto:Mike.herl@madisoncommercialre.com)

Kurt Malueg

608-898-0691

[Kurt.Malueg@madisoncommercialre.com](mailto:Kurt.Malueg@madisoncommercialre.com)