

INVESTMENT OPPORTUNITY

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

EXCLUSIVELY LISTED AND PREPARED BY:

Blake George
Direct: (608) 327-4005
Cell: (608) 209-9990
bgeorge@lee-associates.com



LEE & ASSOCIATES OF MADISON, WI

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This document contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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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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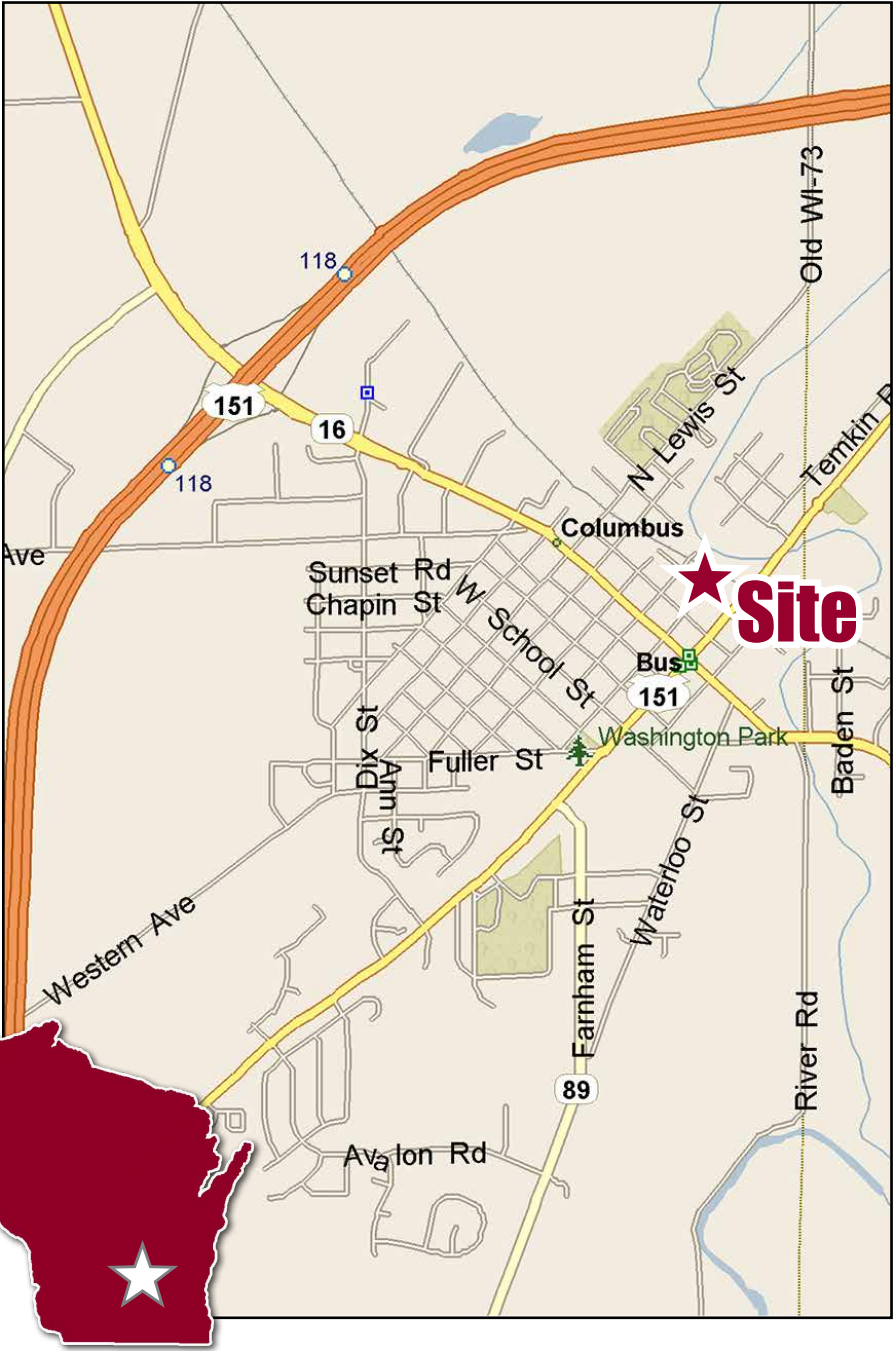
INVESTMENT OVERVIEW

- 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

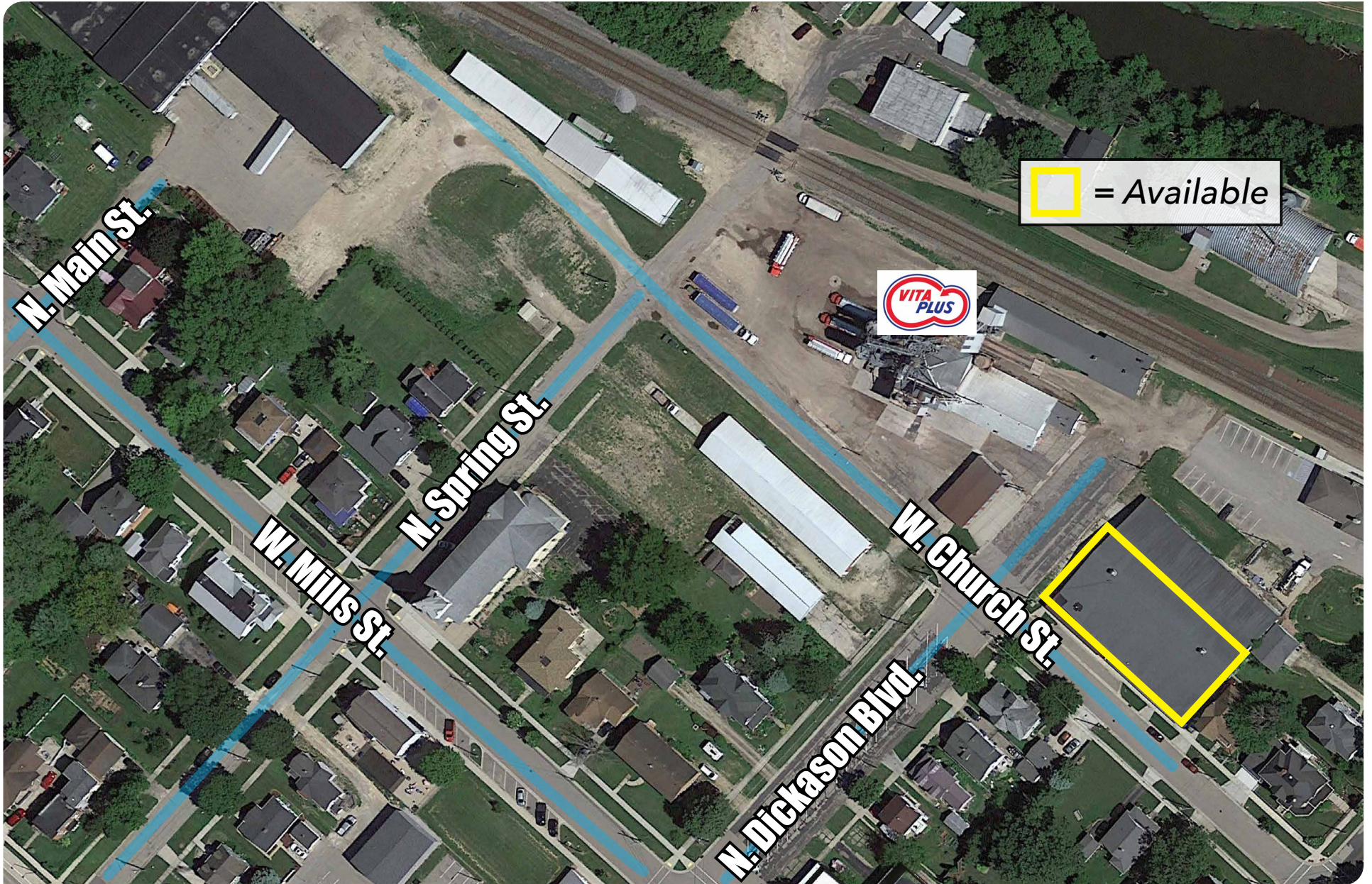
Address	130 West Church Street and 300 North Dickason Boulevard, Columbus, WI
Location	Located close to the full diamond interchange at Highway 151 and Highway 73 in Columbus, WI
Total Building Sq. Ft.	18,000 Sq. Ft.
Occupancy	Fully Occupied
Buildings Built	1930 - 2020
Construction Type	Wood frame with concrete foundation
Parking	Public parking areas
Power	3 Phase, 208 Volts
2022 RE Taxes	\$4,436.00
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