OFFERING MEMORANDUM

554 W DAYTON STREET

MADISON, WISCONSIN 53703

THREE-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

OFFERED AT $1,080,000

100% Occupied | 9 Bedrooms | 3 Units | 4 Paid Parking Spaces | On-Site Laundry

PROPERTY AT A GLANCE

Investment Metric	Details
Asking Price	**$1,080,000**
Property Type	3-Unit Multifamily
Number of Units	**3**
Unit Mix	**3 × 3BR / 1BA**
Total Bedrooms	**9**
Total Bathrooms	**3**
Occupancy	**100%**
Lease Expiration	**August 2027**
Paid Parking	**4 spaces @ $100/ month**
Laundry	**On-site**
Annual Apartment Rent	**$104,100**
Annual Parking Income	**$4,800**
Total Annual Income	**$108,900**
Annual Operating Expenses	**$18,597**
Net Operating Income	**$90,303**

Calculated Cap Rate	**8.36%**
Price Per Unit	**$360,000**
Gross Income Yield	**10.08%**

EXECUTIVE SUMMARY

544 W Dayton Street presents an opportunity to acquire a **fully occupied three-unit multifamily property** in Madison's highly desirable State-Langdon area.

The property consists of three **3-bedroom / 1-bathroom apartments**, providing a total of nine bedrooms. All three units are currently occupied, with leases extending through **August 2027**.

The property generates **$108,900 of annual income**, consisting of $104,100 in apartment rent and an additional $4,800 from four paid parking spaces.

Based on the operating expenses provided by ownership, the property generates an estimated **$90,303 of annual Net Operating Income**, representing a **calculated 8.36% capitalization rate** at the $1,080,000 asking price.

The combination of stabilized occupancy, long-term leases, a desirable three-bedroom unit mix, paid parking, on-site laundry, and a location immediately proximate to the University of Wisconsin–Madison creates an attractive investment opportunity for both local and out-of-market multifamily investors.

INVESTMENT HIGHLIGHTS

100% Occupied

All three apartments are currently leased, providing an investor with immediate in-place income and eliminating near-term lease-up risk.

Leases Through August 2027

The existing leases provide income visibility through August 2027 and offer a new owner a stabilized initial investment period.

Attractive Three-Bedroom Unit Mix

Each unit contains three bedrooms and one bathroom. The nine-bedroom configuration is particularly well suited to Madison's university-oriented rental market.

$108,900 of Annual Income

Current annual income totals **$108,900**, including apartment rents and paid parking.

8.36% In-Place Cap Rate

Based on the provided operating statement, the property generates approximately **$90,303 of NOI**, equating to an **8.36% going-in capitalization rate** at the asking price.

Four Paid Parking Spaces

The property includes four paid parking spaces generating **$400 per month**, or **$4,800 annually**, providing meaningful ancillary income.

Low Operating Expense Burden

Based on the expenses supplied by ownership, annual operating expenses total only **$18,597**, representing approximately **17.1% of gross income**.

Tenant-Paid Snow & Garbage

Snow removal and garbage maintenance are the responsibility of the tenants, reducing the landlord's ongoing operating expense burden.

On-Site Laundry

Laundry facilities are located within the building, providing a valuable resident amenity and potential additional income opportunity.

Highly Desirable Madison Location

The property is located in the State-Langdon neighborhood, with convenient access to UW–Madison, the Kohl Center, State Street, downtown Madison, restaurants, entertainment, public transportation, and other major amenities.

INCOME ANALYSIS

CURRENT RENT ROLL

Unit	Configuration	Monthly Rent	Annual Rent	Lease Status
Unit 1	3 BR / 1 BA	$2,925	$35,100	Leased
Unit 2	3 BR / 1 BA	$2,925	$35,100	Leased
Unit 3	3 BR / 1 BA	$2,825	$33,900	Leased
Apartments	**9 BR / 3 BA**	**$8,675**	**$104,100**	**100%**
Parking	4 spaces	$400	$4,800	100%
TOTAL		**$9,075**	**$108,900**	

Current Income Metrics

Average Apartment Rent: $2,892/month per unit

Average Rent Per Bedroom: approximately $964/month

Average Total Income Per Unit: $3,025/month, including allocated parking income

Annual Apartment Rental Income: $104,100

Annual Parking Income: $4,800

Total Annual Gross Income: $108,900

OPERATING EXPENSES

Based on the operating information provided by ownership:

Expense	2025-6 Annual Expense
Property Taxes	$12,341
Insurance	$1,945
Utilities	$2,555
Water / Sewer	$1,371

Maintenance	$385
Snow Removal	**Tenant Responsibility**
Garbage	**Tenant Responsibility**
Total Operating Expenses	**$18,597**

NET OPERATING INCOME

Financial Metric	Annual
Gross Rental Income	$104,100
Parking Income	$4,800
Effective Gross Income	**$108,900**
Operating Expenses	($18,597)
NET OPERATING INCOME	**$90,303**

Going-In Capitalization Rate

$90,303 NOI ÷ $1,080,000 Purchase Price = 8.36%

Gross Income Yield

$108,900 ÷ $1,080,000 = 10.00%

Price Per Unit

$1,080,000 ÷ 3 units = $360,000 per unit