



68-70 E. Ash Lane Milton, WI

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**NEXT
GENERATION**

MODERN HOMES. TRADITIONAL VALUES.

TABLE OF CONTENTS

EXECUTIVE SUMMARY 03

INVESTMENT HIGHLIGHTS 04

FINANCIAL INFORMATION 09

MARKET OVERVIEW 11



EXECUTIVE SUMMARY



MAYHEW TEAM OF CENTURY 21 IS PLEASED TO PRESENT THE OPPORTUNITY TO ACQUIRE FEE-SIMPLE INTEREST IN A NEWLY CONSTRUCTED DUPLEX INVESTMENT PROPERTY LOCATED IN MILTON, WISCONSIN (the "Property")

This high-quality asset delivers modern three-bedroom, two-bathroom floor plans with attached two-car garages, designed to meet the expectations of today's renters seeking contemporary living, efficient layouts, and immediate proximity Janesville, Fort Atkinson, and the I-39/90 corridor. The offering represents a compelling opportunity to acquire a stable, low-maintenance income producing Property in one of Rock County's most supply-constrained rental submarkets.

At stabilization, the Property is projected to generate \$4,400 in monthly rental income (\$2,200 per unit), resulting in annual gross scheduled rent of \$52,800 and a projected net operating income of \$33,952.



\$33,952
STABILIZED NOI



\$589,000
ASKING PRICE



INVESTMENT HIGHLIGHTS

BRAND-NEW CONSTRUCTION | MINIMAL LANDLORD RESPONSIBILITIES

The Property is **brand-new construction**, ensuring minimal to no near-term capital requirements. Both units have been thoughtfully constructed with durable finishes, modern materials, and layouts that maximize livability. Landlord responsibilities are limited to **snow removal and landscaping**, reinforcing the asset's suitability for passive owners.

STRONG RENTAL FUNDAMENTALS WITH PROVEN DEPTH OF DEMAND

The Milton Primary Market Area includes 811 market-rate units with a tight **4.3% vacancy rate** and strong renter demand. This supply-demand imbalance supports rent stability and reinforces the value of new, high-quality product. New Class A product in the Milton area routinely achieves high occupancy soon after delivery.

ATTRACTIVE UNIT DESIGN FOR MODERN RENTERS

Each residence features three bedrooms, two bathrooms, private entries, attached two-car garages, and spacious layouts, an offering that stands apart from traditional apartment stock and appeals to renters seeking a single-family living experience within a rental structure.



INVESTMENT HIGHLIGHTS



SUPPLY-CONSTRAINED MARKET:

Milton's rental inventory is limited, especially among modern, larger-format units. New construction duplexes are well-positioned to meet unmet demand in a submarket where vacancy is tight and new supply remains modest.

STRATEGIC LOCATION WITH REGIONAL CONNECTIVITY

Located near Highway 26 with direct access to Janesville, Fort Atkinson, and the I-39/90 interchange. The WIS 26 Corridor is a high-priority "connector route" designed to link major economic centers in Rock, Jefferson, and Dodge counties.

ROBUST LOCAL EMPLOYMENT BASE

Major employers influencing Milton's rental demand include:

- Blackhawk Technical College
 - Charter NEX Films
- Ben Meadows Distribution Center
 - School District of Milton
 - Freedom Graphic Systems
- Regional commuters working in Janesville, Edgerton, and Fort Atkinson

REPRESENTATIVE INTERIOR PHOTOS



REPRESENTATIVE INTERIOR PHOTOS



REPRESENTATIVE INTERIOR PHOTOS



FINANCIAL OVERVIEW

ASKING PRICE	\$589,000
ANNUAL RENT (STABILIZED)	\$52,800
STABILIZED NOI	\$33,952
OWNERSHIP	FEE SIMPLE
LANDLORD RESPONSIBILITIES	SNOW REMOVAL/ LANDSCAPING

68 E. Ash Lane	70 E. Ash Lane
1,355 SQFT	1,450 SQFT
\$2,200/MO	\$2,200/MO
3 BED	3 BED
2 BATH	2 BATH
2-CAR GARAGE	2-CAR GARAGE



STABILIZED PROFORMA

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Income													
Gross Scheduled rent	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,400	\$ 52,800
Vacancy Loss	\$ (220)	\$ (220)	\$ (220)	\$ (220)	\$ (220)	\$ (220)	\$ (220)	\$ (220)	\$ (220)	\$ (220)	\$ (220)	\$ (220)	\$ (2,640)
Net Rental Income	\$ 4,180	\$ 4,180	\$ 4,180	\$ 4,180	\$ 4,180	\$ 4,180	\$ 4,180	\$ 4,180	\$ 4,180	\$ 4,180	\$ 4,180	\$ 4,180	\$ 50,160
OTHER INCOME													
Late Fees	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 400
Pet Income	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 500
Total Other Income	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 900
TOTAL INCOME	\$ 4,255	\$ 4,255	\$ 4,255	\$ 4,255	\$ 4,255	\$ 4,255	\$ 4,255	\$ 4,255	\$ 4,255	\$ 4,255	\$ 4,255	\$ 4,255	\$ 51,060
ADMINISTRATIVE													
Accounting/Legal Fees	\$ -	\$ -	\$ -	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283
Point Central Monitoring	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 208
Total Administrative	\$ 17	\$ 17	\$ 17	\$ 301	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 491
REPAIRS & MAINTENANCE													
Landscaping	\$ -	\$ -	\$ -	\$ 83	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ -	\$ 1,083
Snow Removal	\$ 267	\$ 267	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133	\$ 733
Repairs & Maintenance	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 1,000
Total Repairs & Maintenance	\$ 350	\$ 350	\$ 150	\$ 167	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 83	\$ 2,817
TAXES & INSURANCE													
Real Estate Taxes	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000
Property & Liability Insurance	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Total Taxes & Insurance	\$ 1,150	\$ 1,150	\$ 1,150	\$ 1,150	\$ 1,150	\$ 1,150	\$ 1,150	\$ 1,150	\$ 1,150	\$ 1,150	\$ 1,150	\$ 1,150	\$ 13,800
TOTAL OPERATING EXPENSES	\$ 1,517	\$ 1,517	\$ 1,317	\$ 1,617	\$ 1,417	\$ 1,417	\$ 1,417	\$ 1,417	\$ 1,417	\$ 1,417	\$ 1,251	\$ 1,384	\$ 17,108
NET OPERATING INCOME	\$ 2,738	\$ 2,738	\$ 2,938	\$ 2,638	\$ 2,838	\$ 2,838	\$ 2,838	\$ 2,838	\$ 2,838	\$ 2,838	\$ 3,004	\$ 2,871	\$ 33,952

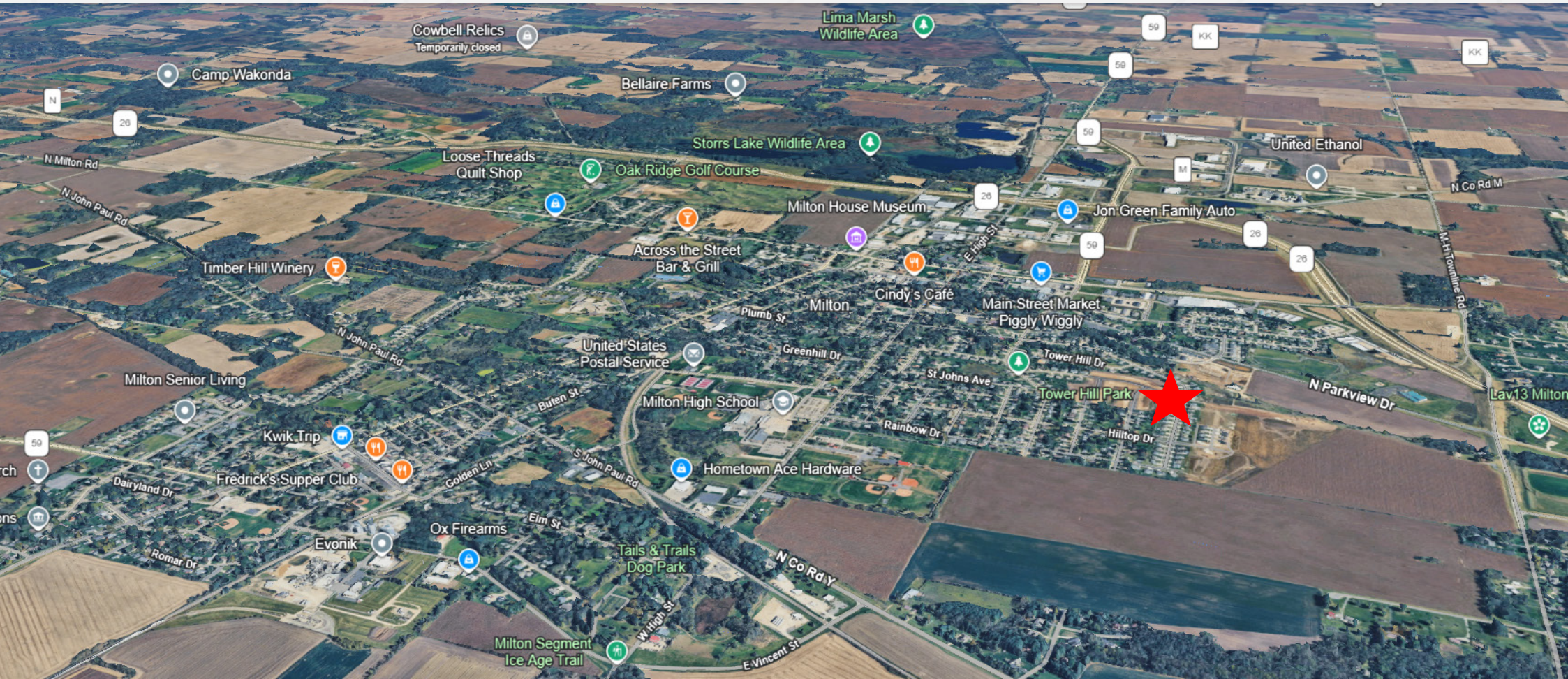
MARKET OVERVIEW

Milton is a growing, family-oriented community in Rock County known for its small-town character, high quality of life, and strong civic identity. With a population of roughly 5,700 residents, the city offers safe neighborhoods, excellent public services, and well-maintained amenities, including 16 municipal parks totaling 107 acres, which contribute to a stable and appealing living environment

Milton benefits from a balanced local economy and exceptional regional connectivity. Located just minutes from Janesville and within easy reach of Madison via Highway 26 and the I-39/90 corridor, the city attracts residents seeking a quieter lifestyle with convenient access to major employment centers. Its median household income of approximately \$85,959 is above regional and state averages, reflecting strong economic stability and supporting demand for high-quality rental housing.

From a housing standpoint, Milton's rental market is notably tight, with a limited supply of modern units and consistently high occupancy across newer Class A and well-maintained Class B communities. Family-sized rentals—particularly those offering private entries, attached garages, and contemporary finishes—remain in short supply, positioning new duplex and townhome-style developments to meet ongoing demand for spacious, low-maintenance residences that offer a single-family living experience.





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