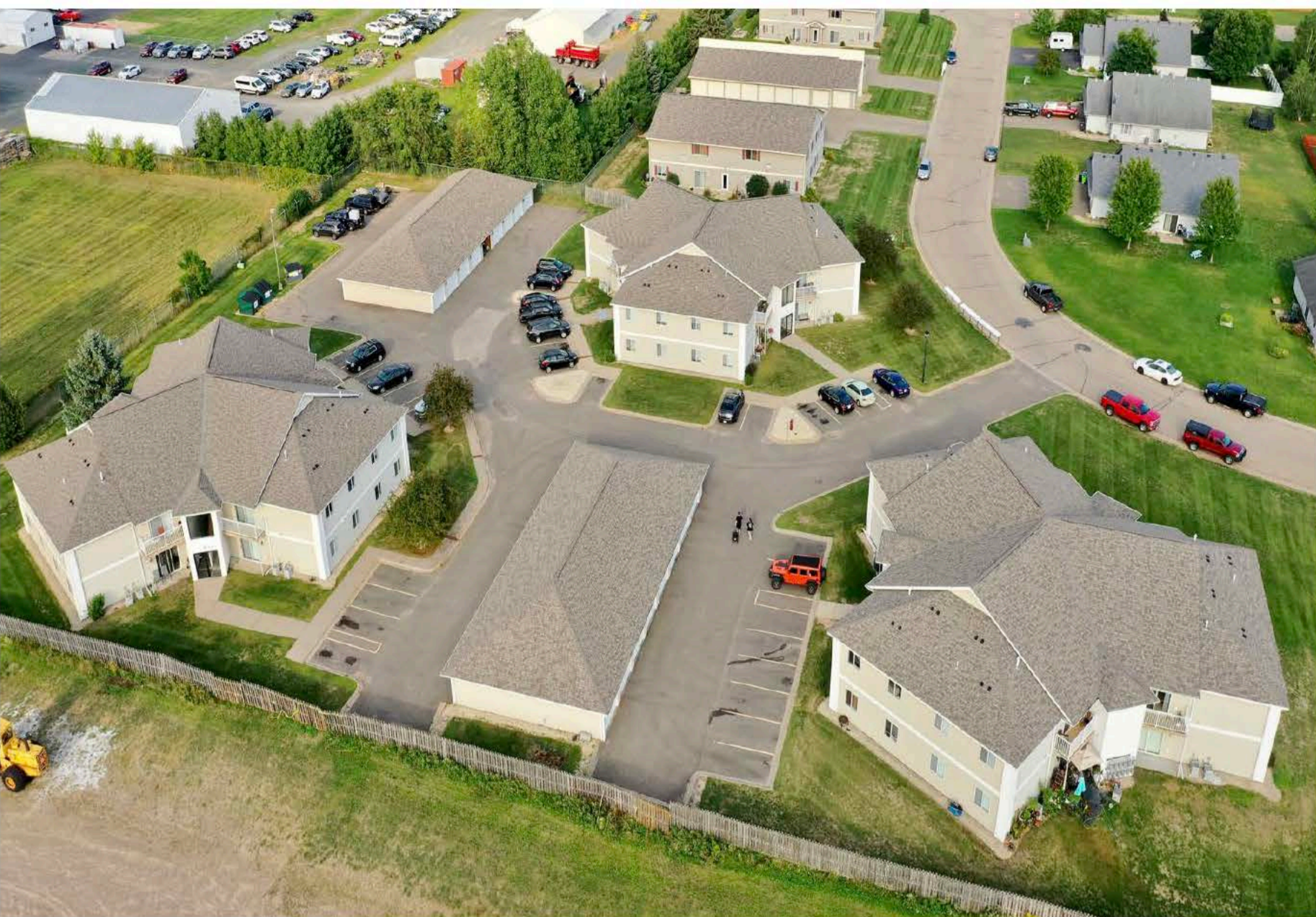


# 1153 HIDDEN LANE



HIDDEN LANE APARTMENTS LOCATED IN THE GROWING COMMUNITY OF NEW RICHMOND GIVE INVESTORS A LOW-RISK TURN-KEY ASSET! BUILDINGS HIGHLIGHT THE NEWER ROOFS & SIDING. UNITS ARE SPACIOUS TWO-BEDROOM FEATURING IN UNIT FULL SIZE WASHERS AND DRYERS. KITCHENS OFFER CENTER ISLANDS, MICROWAVES, & DISHWASHERS. ORIGINALLY BUILT IN 2004 THE LAND TOTALS 2.47 ACRES. 34 GARAGES WITH PLENTY OF EXTRA PARKING



**ACF Apartment**  
— CASH FLOW, INC. —

**Nathan Opatz**  
MULTI-FAMILY BROKER

☎ 651-263-3653

✉ [nopatz@apartmentcashflow.com](mailto:nopatz@apartmentcashflow.com)

[www.apartmentcashflow.com](http://www.apartmentcashflow.com)



## PROPERTY DETAILS

1153 / 1157 / 1161 Hidden Lane, New Richmond WI 54016

Sales Price	\$6,150,000.00
Price per Unit	\$ 170,833.00 / Per Unit
Unit Mix	36 - Two Bedroom, One Bath / 960+ SqFt. Approx.
Property ID #	261-1072-80-020 - St.Croix County (One Parcel)
Heating / Cooling	Forced Air Furnaces & Central Air Conditioning
Roofs	Pitched Asphalt Shingled Roofs / Replaced in 2017
Property Type	Two Story Slab on Grade / Vinyl Exterior Sided Constructed in 2004
Lot Size	Sits on a little over 2.47 Acres / Irrigation Sprinklers
Parking	34 - Detached Garages / 36 - Surface Parking Spaces
Laundry Facilities	Every Apartment Includes a Full-Size Washer & Dryer
Amenities	Balconies / Patios / Extra Storage Lockers Dishwashers, Microwaves, & Center Islands In Kitchens Large Walk-In Closets / Central Air / Wide Hallways



No warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein.  
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## PROPERTY PROFORMA

1153 / 1157 / 1161 Hidden Lane, New Richmond WI 54016

SCHEDULED ANNUAL INCOME	\$523,620.00	*@ Current Rents
LESS VACANCY (1.50%)	\$ 7,854.30 -	*Historically Low
GARAGE RENTS & PET FEES	\$ 0.00	*Included in Rental Lease's
<b>GROSS OPERATING INCOME</b>	<b>\$515,765.70</b>	

**\*\*Rents November 2024:**  
AVG. 2-BD \$1,212.08 / GAR \$35  
**MARKET RENTS**  
2-BD \$1,390 / GAR \$65

<b>EXPENSES:</b>	<b>ANNUAL</b>	<b>SOURCE</b>	<b>% GOI</b>
PROPERTY TAXES 2024	\$59,436.18	SAINT CROIX CTY	11.52 %
PROPERTY INSURANCE	\$17,450.00	MARKET	3.38 %
ELECTRIC & WATER UTILITIES	\$14,900.00	12 MONTH AVG.	2.88 %
MANAGEMENT/ CLEANING	\$30,945.94	MARKET	6.00 %
OPERATING EXPENSES	\$14,400.00	\$400 PER UNIT	2.79 %
RUBBISH	\$ 5,800.00	12 MONTH AVG.	1.12 %
SUPPLIES / APPLIANCES / CARPET	\$12,000.00	ESTIMATED	2.33 %
LAWN & SNOW REMOVAL	\$ 7,300.00	ESTIMATED	1.42 %
ACCOUNTING	\$ 800.00	ESTIMATED	0.16 %
ADVERTISING	\$ 750.00	APTS.COM/ZILLOW	0.15 %
<b>TOTAL EXPENSES</b>	<b>\$163,782.12</b>		<b>31.75 %</b>

**NET OPERATING INCOME \$351,983.58 (NOI)**



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# PHOTOS



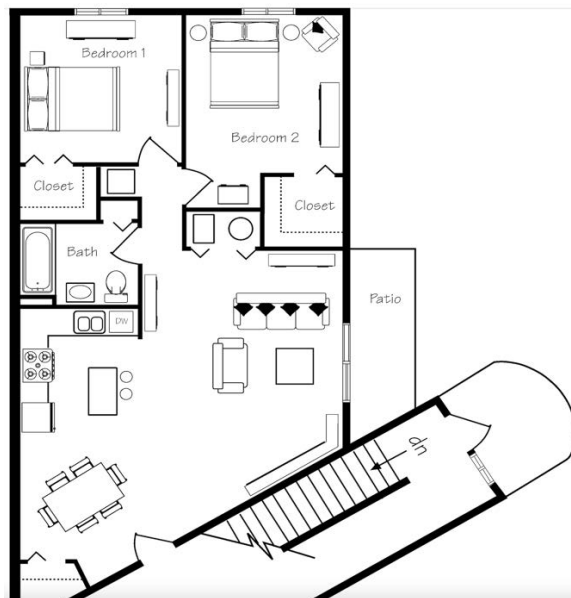
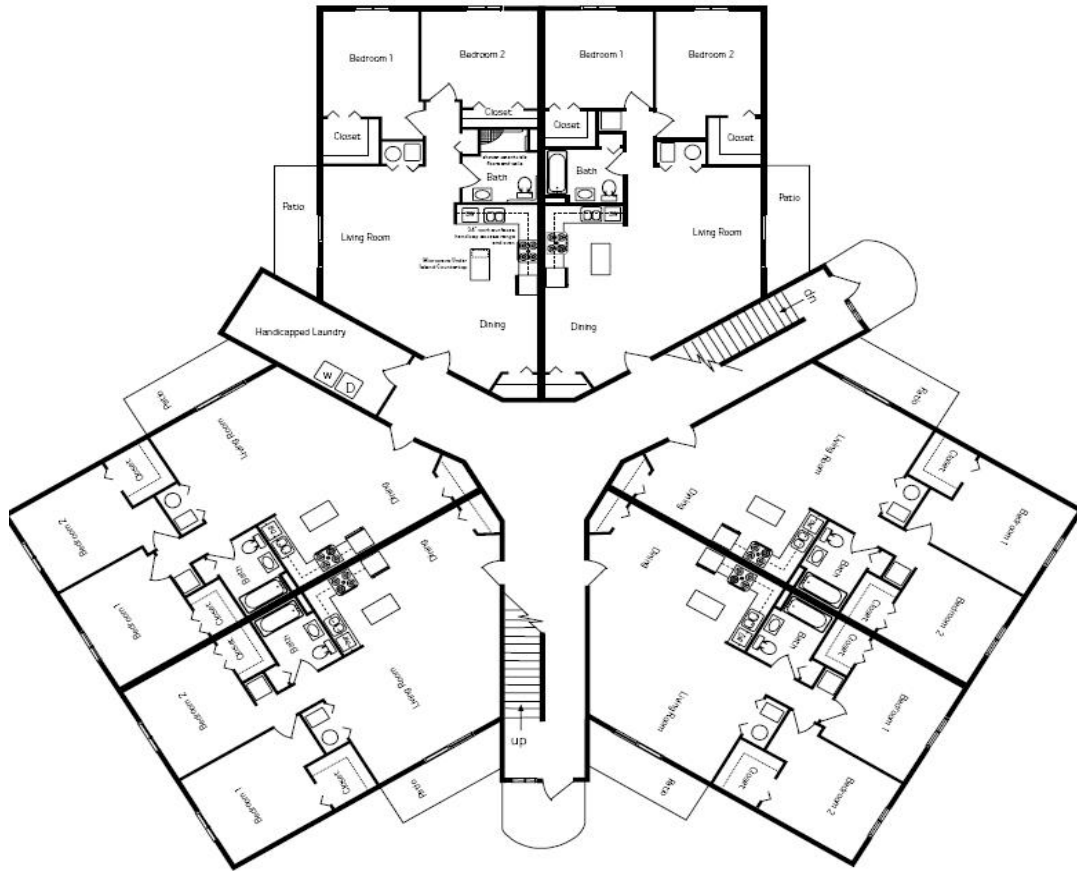
# AERIAL PHOTOS



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# UNIT FLOORPLANS

## BUILDING FLOOR PLAN



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