

106 S Harding Street, Owen, WI 54460

- The building consists of 8 units.
 - Approximately 16 bedrooms in the entire building.
- Each unit has its own washer and dryer hookups. Some of the washers and dryers are owned by the tenants, not the owner.
- Per seller: “All stoves, refrigerators, dishwasher, and built-in microwaves are all owned and supplied by the owner.”
- There are 8 hot water heaters.
- Unit 6 has a nice porch. Some of the units have updated decks.
- Unit 5 is the only unit that has central air.
- New steel roof in 2014.
 - Part of the roof was a new rubber roof.
- New gutters. Some newer windows.
- New furnace in 2014.
- Most of the units were updated with Pex plumbing.
- Utilities:
 - Water and sewer are separately metered.
 - Heat, garbage (\$132.65 monthly), lawn, and snow the owner pays. Heat is included in the rent.
 - Water, sewer, and electricity are paid for by the tenants.
- Apartment 2,6 & 7 each have a dog and pay an additional \$50/month.
- Yearly property insurance is \$1,719.00.
- There is a 3,000 sq ft common area that could be built into a nice owner’s suite.
- 2 car garage.
- Listing agent is getting the annual rent from the owner.
- Walking distance to downtown and conveniently located.
- Great opportunity for an investment.

Per seller: “About the rubber roofs. The one on the south side of the building was replaced with a steel roof and we patched a small area on roof above Apt. 1, other patches were completed by the previous owner.”

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Additional Information Per Seller:

“Yes as of now annual gross is a little over \$66,000.00

I did send a letter out to all of the tenants stating that Jan 1st 2026 there will be an increase of \$50.00/month, so that would be an additional \$400.00/month rent.

Each apartment pays for their own electricity, water and sewer

I pay for electricity for the common area, heat, garbage.

The majority of the roof was redone with steel in 2014, there is rubber membrane roofs as well I have one small roof that I mentioned to you that I have had patch repairs done on that as of now it is holding up to the way it should. I did get a quote on replacing the roof to steel and that was around \$5,500

Structurally no issues that I’m aware of.

Asbestos-I did talk to a guy a while back and showed him where there was asbestos inside the building and he did measure up the outside of the building that has asbestos siding. I did recently call him today to see where the estimate was for any removal to be done if needed and he mentioned he didn’t get anything calculated but will try to get me something by Friday.

Since I have purchased the building in 2013 there has never been any issues or concerns of the asbestos”.