

PROPERTY MANAGEMENT

*511 Franklin Street
Wausau, Wisconsin 54403*



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OWNERSHIP PORTFOLIO



511 Franklin St

Wausau, WI 54403

511 Franklin Street Wausau, WI 54403

\$429,900.00 As-Is

(\$479,950.00 Seller Finance/ Land
Contract)

2021 PROSPECTUS

JUNE 15, 2021 - DECEMBER 31, 2021

OCCUPANCY 35%
GROSS REVENUE: \$25,118.00



AVERAGE DAILY RATE

UNIT 1, 4, 6: \$69-\$89/NIGHT

UNIT 3, 5, 7: \$79 - \$89/NIGHT

UNIT 8: \$550/MONTH

2022 PROSPECTUS

JANUARY 1, 2022 - DECEMBER 31, 2022

OCCUPANCY 35%-50%
GROSS REVENUE: \$27,178.38



AVERAGE DAILY RATE

UNIT 1, 4, 6: \$69-\$89/NIGHT

UNIT 3, 5, 7: \$79 - \$89/NIGHT

UNIT 8: \$650/MONTH

2023 PROSPECTUS

JANUARY 1, 2023 - DECEMBER 31, 2023

OCCUPANCY 50% - 70%
GROSS REVENUE: \$55,352.77



AVERAGE DAILY RATE

UNIT 1, 4, 6: \$199/WEEK

UNIT 3, 5, 7: \$225/WEEK

UNIT 8: \$325/WEEK

511 FRANKLIN 2024 PROFIT & LOSSES

MONTH	REVENUE	511 Expenses	Occupancy
JANUARY	\$3,649.92	\$2,611.00	30%
FEBRUARY	\$1,468.86	\$441.71	13.79%
MARCH	\$1,850.82	\$219.00	20.97%
APRIL	\$5,446.81	\$3,909.82	45.33%
MAY	\$7,044.05	\$4,194.80	47.42%
JUNE	\$7,439.76	\$2,353.26	73%
JULY	\$9,368.56	\$2,946.00	95.16%
AUGUST	\$9,659.82	\$2,310.63	84.52%
SEPTEMBER	\$7,161.21	\$2,536.66	84.33%
OCTOBER	\$4,827.98	\$2,019.30	63.23%
NOVEMBER	\$5,744.88	\$1,738.26	67%
DECEMBER	\$5,290.33	\$2,501.35	72.9%
TOTAL	\$68,953.00	\$27,781.79	58.14% Avg.

511 FRANKLIN CAP RATE

Here's the calculation:

Step 1: Annual Revenue

$\$9,000 \text{ per month} \times 12 = \$108,000 \text{ annual gross revenue}$

Step 2: Operating Expenses (45%)

$45\% \text{ of } \$108,000 = \$48,600 \text{ expenses}$

Step 3: Net Operating Income (NOI)

$\$108,000 - \$48,600 = \$59,400 \text{ NOI}$

Step 4: Cap Rate

$\text{NOI} \div \text{Purchase Price}$

$\$59,400 \div \$429,900 \approx 0.1382 \rightarrow 13.8\% \text{ cap rate}$

➡ Estimated Cap Rate: 13.8%

LEGEND

EXPENSES THAT ARE **REQUIRED DEBT SERVICE**

EXPENSES THAT CAN BE **MITIGATED** BASED ON MANAGERIAL DISCRETION

PREFERRED TERMS LET'S' NEGOTIATE!!!

PURPOSE	CONSIDERATION	TIME IS OF THE ESSENCE
LISTED PRICE	\$429,900.00 As-Is (No PMS)	Closes on or before 60 days
INITIAL ESCROW DEPOSIT	\$5,000 Non-Refundable	Paid within 3 days of Effective Date
ASSIGNMENT FEE If Applicable	Not to Exceed 4% of the purchase price	Paid at Closing
DUE DILIGENCE	Buyer pays Cost of Inspections	Within 7 days
TITLE/SURVEYS	Seller pays for Clear Title Search	Within 15 days of closing
FINANCING CONTINGENCY	100% of Funding at Reasonable Terms for Buyer	Process started in less than 5 days Acquired within 30 days

SELLER FINANCING BUY & HOLD

PURPOSE	CONSIDERATION	TIME IS OF THE ESSENCE
PURCHASE PRICE	\$500,000.00	Close in 181 days
INITIAL ESCROW DEPOSIT	\$5,000 Non-Refundable	Paid within 3 days of Effective Date
DOWN PAYMENT DEPOSIT	\$170,000.00 Non-Refundable	Paid within 60 days of Effective Date
MORTGAGE P.I.T.I.	\$2750.00 (P.I.) + 1/12 Taxes + 1/12 Insurance /month	Paid on the 1st of Every Month
BALLOON PAYMENT	\$335,000.00~	Defeasance Paid in full within 60 months
DEFAULT	\$275 Late fee (post 5 days)+\$100/day for a mximum of 60 days	Late Notice (5days) Notice of Default + Warning or Repossession (30 days) Automatic Repossession (60 days)

SELLER FINANCING COMPS

ADDRESS	SOLD DATE	PRICE
918 FULTON STREET Wausau, WI 54403	8/1/2025	\$585,000
3109 N 7TH STREET Wausau, WI 54403	8/11/2025	\$399,900
609 MC INDOE STREET Wausau, WI 54403	5/9/2025	\$255,000

[CLICK HERE TO SEE](#)
THE DETAILS