

Real Estate For Sale

512 S. Mills St. Madison WI
Asking Price: \$519,900



Vilas area 2 unit apartment rental property for sale located near the intersection of S. Mills St. & Drake St. Unit #512 1,024 sq.ft with 2 bedrooms + den, 1 full bath, a screened front porch, basement access with laundry, dining area, living room and is leased out at \$1,695/month until 8/14/2025. Unit #512.5 is 608 sq.ft located on the second floor with 2 bedrooms, 1 full bath, living room, dining area and is leased out at \$1,625/month until 8/14/2025. Walking distance to UW Madison, Vilas Zoo, Arboretum, Camp Randall Stadium & Lake Monona. A buyer could also owner occupy when lease expires.



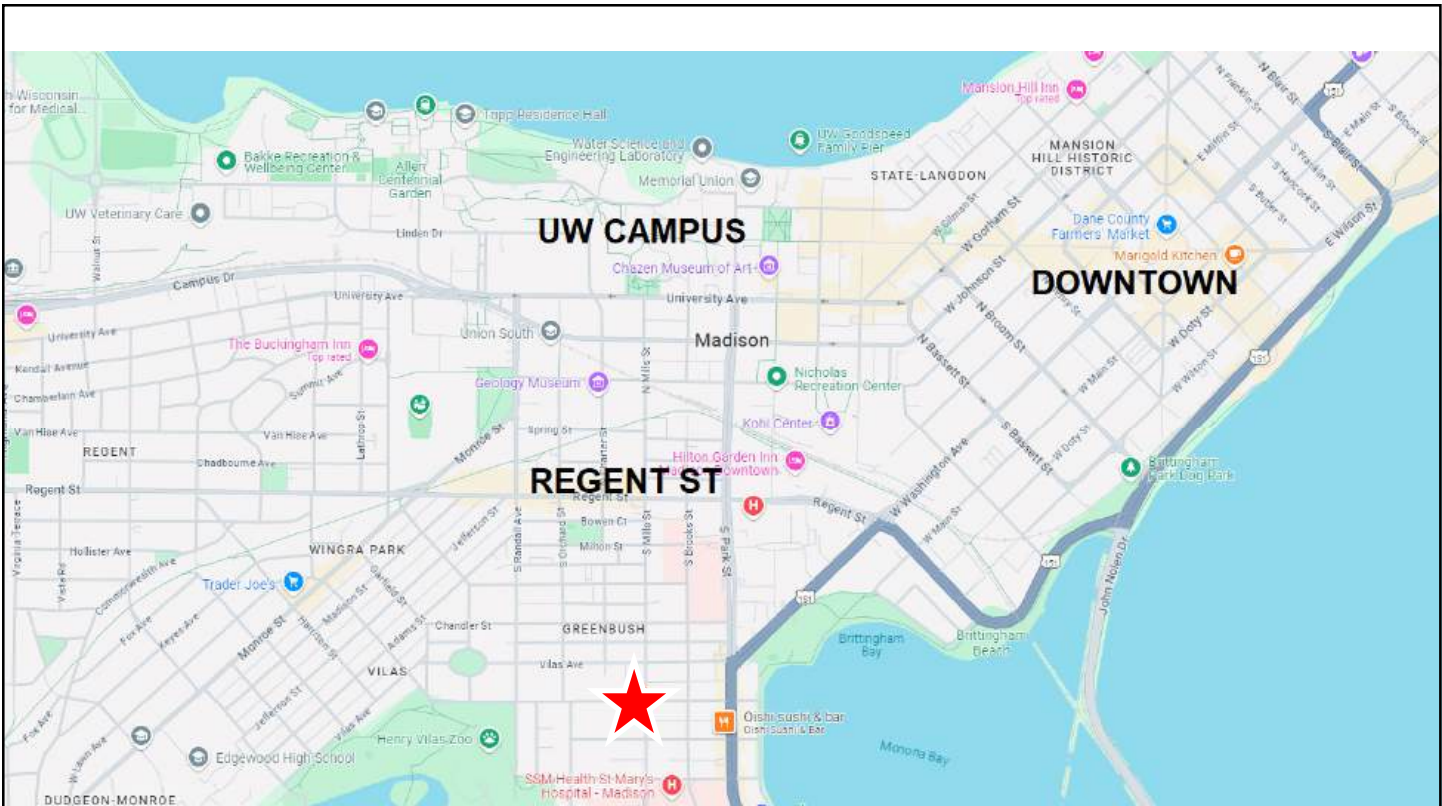
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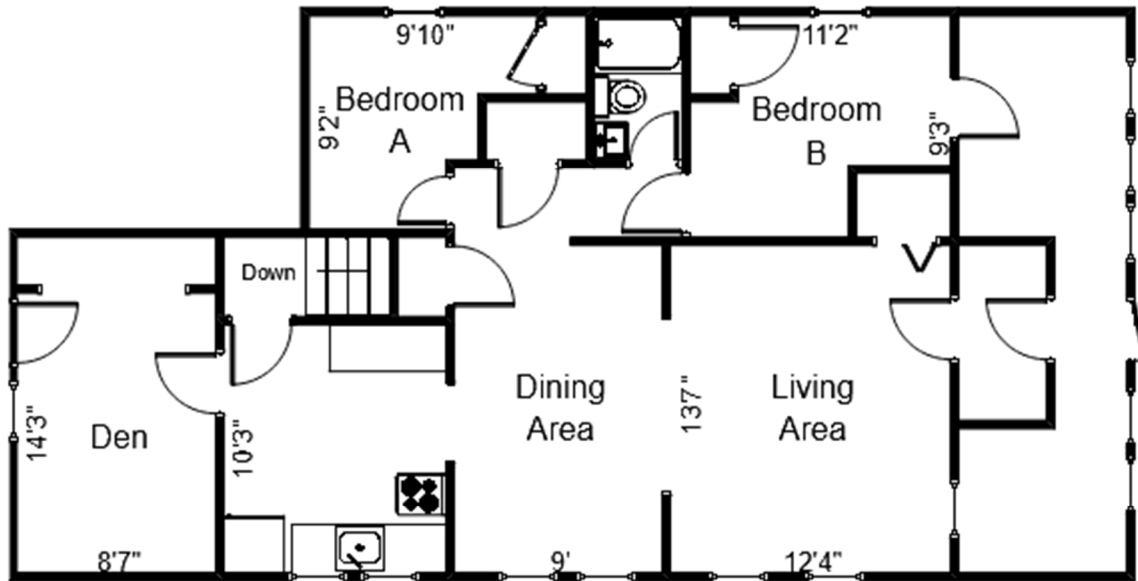
Name	Unit	Beds	Baths	Square Ft	Deposit	Monthly Rent	Pet Fees	Utilities	Lease Signed	Lease Start	Lease End
Mills St S 512	1	2 + Den	1	1024	\$1,695.00	\$1,695.00	\$0.00	Unit Electricity.	10/30/2023	8/16/2024	8/14/2025
Mills St S 512.5	1	2	1	608	\$1,625.00	\$1,625.00	\$0.00	Landlord pays all utilities.	11/2/2023	8/16/2024	8/14/2025
						\$3,320.00					



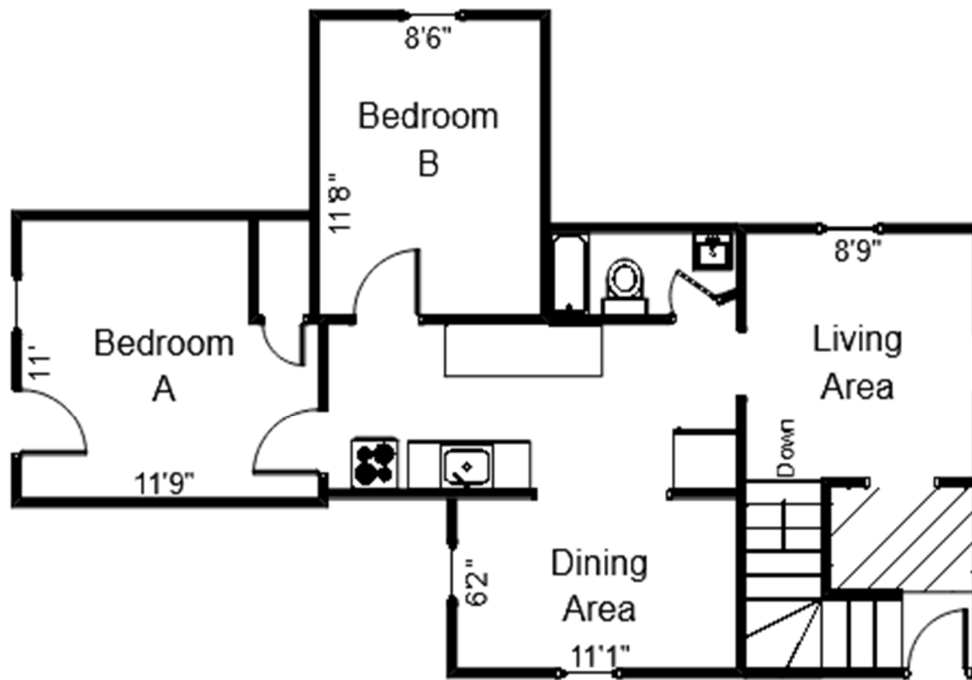
Property Information			
Property Type:	2 Unit	Property Class:	Residential
Zoning:	TR-C3	Lot Size:	4,884 sq ft
Frontage:	37 - S Mills St	Water Frontage:	NO
TIF District:	0	Assessment Area:	2021
2023 Tax Information 2023 Tax Details			
Net Taxes:	\$7,519.35		
Special Assessment:	\$0.00		
Other:	\$0.00		
Total:	\$7,519.35		
Residential Building Information			
Exterior Construction			
Home Style:	Old Style	Dwelling Units:	2
Stories:	2.0	Year Built:	1930
Exterior Wall:	Aluminum/Vinyl		
Foundation:	Concrete		
Roof:	Asphalt	Roof Replaced:	1930
Garage 1:	Detached	Stalls:	1.0
Driveway:	Concrete	Shared Drive:	NO
Interior Information			
Bedrooms:	4	Full Baths:	2
Fireplace:	0	Half Baths:	0
Living Areas (Size in sq ft)			
Description:	Living Area:	Total Living Area:	1,632
1st Floor:	1,024		
2nd Floor:	608		
3rd Floor:	0		
Above 3rd Floor:	0		
Attic Area:	Finished: 0		
Basement:	Finished: 136	Total Basement:	1,024
Crawl Space:	0		
Other Structures (Size in sq ft)			
Encl Porch:	171		
Mechanicals			
Central A/C:	YES		



512 South Mills



512 1/2 South Mills



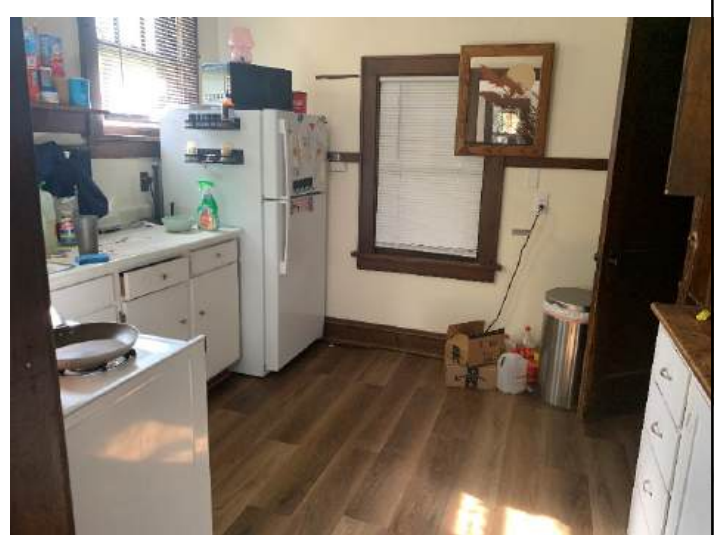
*Measurements are approximate and based off interior measurements.
No representations or warranties are being made all interested parties should verify*



Exterior Photos



512 S Mills St. - Interior Photos





512 S Mills St. - Interior Photos



These are stock photos on file when the unit was vacant



512.5 S. Mills St. - Interior Photos



These are stock photos on file when the unit was last vacant

DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf, the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of
4 another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 ■ The duty to provide brokerage services to you fairly and honestly.
- 9 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
11 unless disclosure of the information is prohibited by law.
- 12 ■ The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 57-66).
- 14 ■ The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 24-40).
- 16 ■ The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the Firm
25 or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want
26 to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular
27 information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer
28 providing brokerage services to you.

29 The following information is required to be disclosed by law:

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 52-60).
- 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report
32 on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list
34 that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other information
35 you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____

40 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

41 **THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY
42 AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE
43 SERVICES TO A BUYER OR TENANT.**

FAIR HOUSING/ NON-DISCRIMINATION

45 The Firm and its agents agree that they will not discriminate based on race, color, sex, sexual orientation as defined in
46 Wisconsin Statutes § 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age,
47 ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

NOTICE ABOUT SEX OFFENDER REGISTRY

49 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
50 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

51 **DEFINITIONS**

52 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
 53 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party,
 54 that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects
 55 or would affect the party's decision about the terms of such a contract or agreement.

56 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
 57 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
 58 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
 59 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract
 60 or agreement made concerning the transaction.

61 **COMPENSATION**

62 **The Firm does not charge compensation to show homes to a customer under this disclosure.**

63 **Real estate commissions and compensation are not set by law and are fully negotiable. A firm may not represent**
 64 **that the firm's services are free or available at no cost to their clients, unless they receive no financial**
 65 **compensation from any source for those services.**

66 **The Firm may receive compensation from the listing firm as an agent working with a buyer as customer in the**
 67 **purchase of a property.**

68 **ACKNOWLEDGMENT**

69 **Wisconsin law requires the Firm to request the customer's signed acknowledgment that the customer has**
 70 **received a copy of this written disclosure statement if the Firm will provide brokerage services related to real**
 71 **estate primarily intended for use as a residential property containing one to 4 dwelling units.**

72 **SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS**
 73 **FOR EITHER THE CUSTOMER OR THE FIRM.**

74 **By signing and dating below I /we acknowledge receipt of a copy of this disclosure.**

75 (x) _____
 76 Customer Signature ▲ Print Name ▲ Date ▲

77 (x) _____
 78 Customer Signature ▲ Print Name ▲ Date ▲

79 (x) _____
 80 Agent for Firm ▲ Print Name ► Firm Name ▲ Date ▲