

# CAP INVESTMENT REALTY, LLC

3109 GATEWAY ROAD, SUITE 201 + BROOKFIELD, WI 53045  
OFFICE: (262) 364-1753 + FAX: (262) 783-9100

Address: 475 & 501 Linden Drive Lomira, WI 53048

Description: 16 Units - Two 8 Family Buildings - All 2 bedroom 1 1/2 bath units

Income:

Scheduled Rental Income:	\$ 133,320.00
Less Vacancy 3%	\$ 3,999.60
Effective Rental Income:	\$ 129,320.40
Plus Parking/Laundry	\$ -
Gross Operating Income	\$ 129,320.40

<u>MONTHLY UNIT RENTS</u>	
8 @ \$665 =	\$ 5,320.00 1 car garage
8 @ \$700 =	\$ 5,600.00 2 car garage
<u>Total \$ 10,920.00 per month * plus pet fees</u>	

Expenses

R.E. Taxes 2014	\$ 23,831.14
Electric	Tenant paid
Insurance	\$ 4,200.00
Water & Sewer	Tenant Paid
Caretaker	\$ 3,600.00
Repairs & Maintenance	\$ 4,883.38
Replacements	\$ 1,669.02
Snow/Lawn	\$ 4,586.00
Refuse	\$ 4,831.38
Miscellaneous	\$ 1,674.16
<b>Total Expenses</b>	<b>\$ 49,275.08</b>
<b>Net Operating Income</b>	<b>\$ 80,045.32</b>



Additional Property Information

Price	\$ 1,125,000.00
Cap Rate	7.12%
Construction	Vinyl
Lot Size	1.69 acres
Building Size	16,800 - TBV
Basement	None
Roof	Composition
Age	1999
Parking	
Garage	16 garages - 24 spots
Heating	Electric Baseboard
Hot Water	16 - Electric
Ranges	16
Refrigerators	16
Dishwashers	16
Air Conditioners	16 Sleeve
Washers/Dryers	16/16 - In Unit

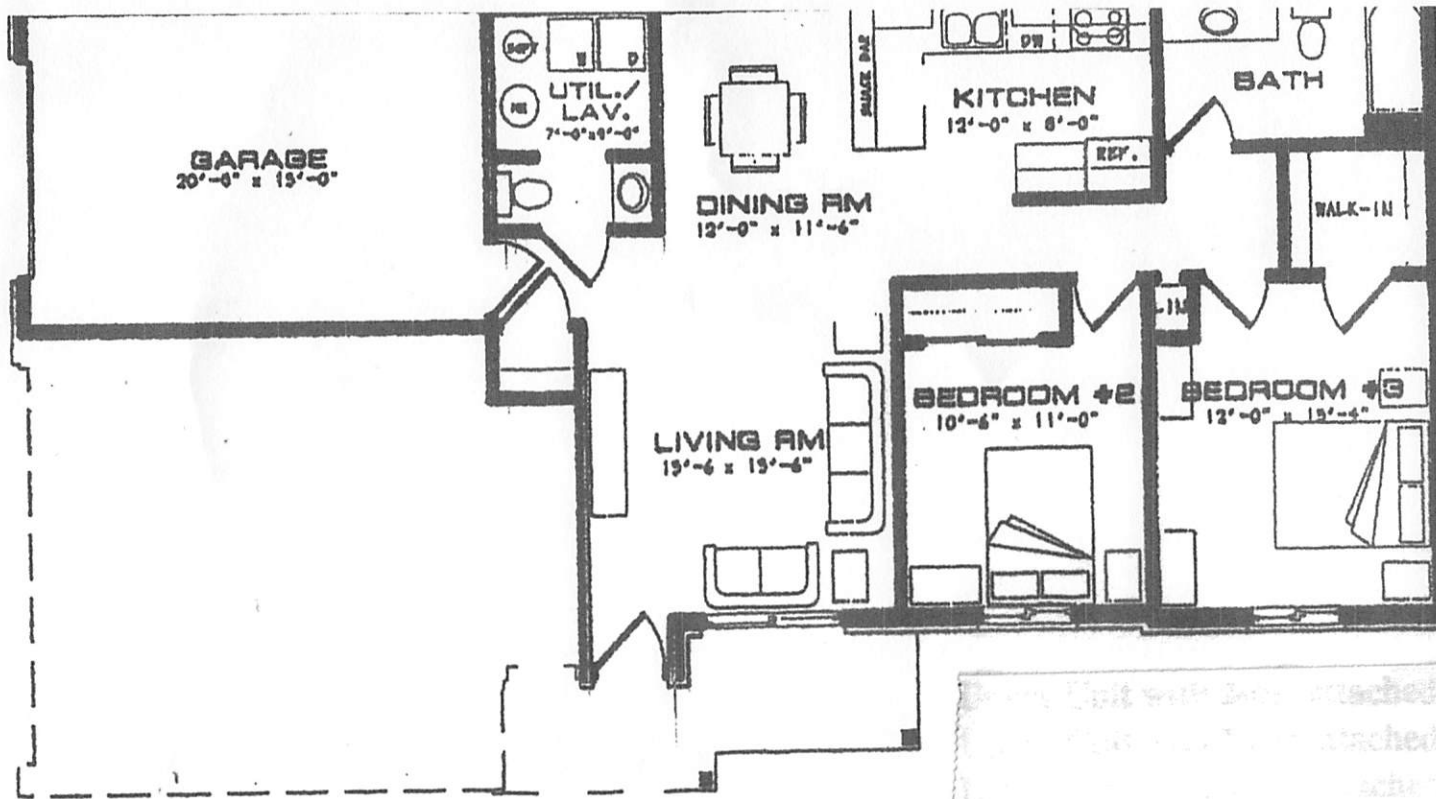
<u>Turn-key, Condo style units</u>
<u>2 Bedroom, 1 1/2 Bath units with Individual Entrances</u>
<u>Attached Garages, Washer and Dryer in each unit</u>
<u>Tenants pay Electric, Water and Sewer</u>
<u>Patio or Balcony for each unit</u>
<u>You can't build these units at this price, so make this a part of your investment portfolio today!</u>
<u>Running at 97.4% Occupied for last 2.5 years</u>

The information herein was obtained from various sources. While effort was put forth in compiling the information, it's accuracy cannot be guaranteed by CAP Investment Realty, LLC or it's representatives.

Lister: Bryan Caprioli, CCIM Cell: (262) 719-2277 E-Mail: bryan@capinvestmentrealty.com

Property at 475 & 501 Linden Drive  
Lomira, WI 53048

Unit No	1 or 2 Car Gar	Rented From	Sec Deposit	Lease Terms	May 2015 Rent	Comments
475-1	1	08/01/14	\$ 785.00	1 Year	\$ 665.00	Sec dep includes \$120.00 non-refundable for carpet cleaning
475-2	2	07/01/14	\$ 820.00	1 Year	\$ 700.00	Sec dep includes \$120.00 non-refundable for carpet cleaning
475-3	1	06/01/10	\$ 650.00	M - M	\$ 695.00	Has one dog
475-4	2	10/01/13	\$ 675.00	M - M	\$ 700.00	
475-5	2	01/01/12	\$ 675.00	M - M	\$ 730.00	Have one dog
475-6	1	05/01/15	\$ 785.00	1 Year	\$ 665.00	Sec dep includes \$120.00 non-refundable for carpet cleaning
475-7	2	03/28/08	\$ 650.00	M - M	\$ 650.00	
475-8	1	03/23/13	\$ 640.00	M - M	\$ 665.00	
501-1	1	03/01/10	\$ 625.00	M - M	\$ 665.00	
501-2	2	07/25/12	\$ 700.00	M - M	\$ 730.00	Have one dog
501-3	1	05/01/14	\$ 665.00	M - M	\$ 695.00	Have a dog
501-4	2	08/26/06	\$ 665.00	M - M	\$ 760.00	Includes 1 dog & 1 cat
501-5	2	10/22/14	\$ 820.00	1 Year	\$ 700.00	Sec dep includes \$120.00 non-refundable for carpet cleaning
501-6	1	04/15/15	\$ 815.00	1 Year	\$ 695.00	Have one dog
501-7	2	05/18/14	\$ 730.00	1 Year	\$ 700.00	Have one dog
501-8	1	09/01/13	\$ 665.00	M - M	\$ 695.00	Have one dog

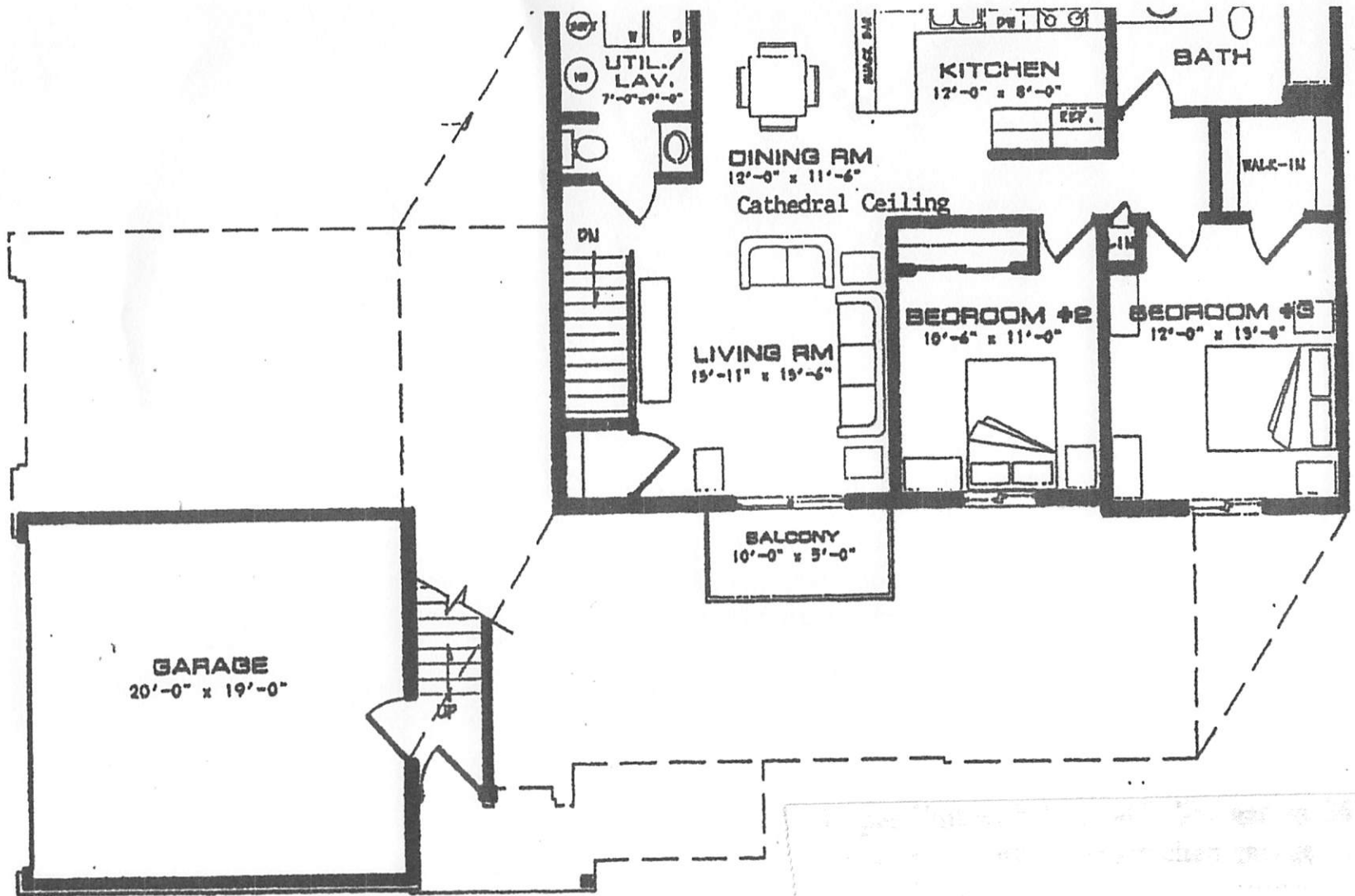


*Garage and Main Entry Level  
at First Floor*

**FIRST FLOOR PLAN**

TYPICAL FIRST FLOOR UNIT

Oak View Subdivision  
475 & 501 Linden Dr. - Lomira  
Luxury Apartment Homes



Garage and Main Entry Level  
at First Floor

**SECOND FLOOR PLAN**

TYPICAL SECOND FLOOR UNIT

Oak View Subdivision  
475 & 501 Linden Dr. - Lomira  
Luxury Apartment Homes

**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
  - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_  
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_  
38 \_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. List Home/Cell Numbers: \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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 or  
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
Copyright 2007 by Wisconsin REALTORS® Association