



TOWNHOUSE INVESTMENT OPPORTUNITY.

Great Fond du Lac Location.

920-295-9884

FOR SALE ◦ **\$369,000.**



This/the information found in this publication is deemed reliable, but not guaranteed.

APRIL 2011

zacommercial.com

Uniquely Local. Unequaled Results.





GREAT TWIN TOWNHOUSE INVESTMENT OPPORTUNITY.

History of 100% Occupancy. Very Favorable Cap Rate.

Two Buildings, 8 total units with long history of high occupancy. Overall good condition in quiet residential neighborhood located near major shopping. Spacious units (over 1,000sf) that feature 2 bedrooms and 1.5 baths.

FOR SALE ◦ **\$369,000**

Property Specifications

Townhouse #1	Approx. 4,000 SF
Units	4
Occupancy	100%
Ave. Unit Size	1,000 SF
Basement	Full
Parking	On Site/Street
Per Unit	
• Rooms	4
• Bedrooms	2
• Baths	1.5
• Air Conditioning	Central

Townhouse #2	Approx. 4,000 SF
Units	4
Occupancy	75%
Ave. Unit Size	1,000 SF
Basement	Full
Parking	On Site/Street
Per Unit	
• Rooms	4
• Bedrooms	2
• Baths	1.5
• Air Conditioning	Central



80-94 PIONEER PARKWAY FOND DU LAC, WI





ALL UNITS TWO BEDROOM TOWNHOUSES.

Basements. Ample Tenant Parking. Nice Yard Setting.

Tenants will be attracted to this ideal location for convenient shopping in Fond du Lac #1 retail corridor. Interiors offer expected amenities to attract tenants and maintain rent rates supporting a solid investment.

920-295-2884

Arrange a private showing today!

Interior – Notable Features

- Generous Room Sizes
- Basements in each townhouse
- Central Air
- Appliances Included
- Roughly 1,000 SF Each Unit
- Off-Street Parking



UNIT 86 PIONEER PKWY FOND DU LAC, WI





RENT ROLL.

Based on 100% Occupancy.

Tenants will be attracted to this ideal location for convenient shopping in Fond du Lac #1 retail corridor. Interiors offer expected amenities to attract tenants and maintain rent rates supporting a solid investment.

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Call today!

80-94 PIONEER PKWY FOND DU LAC, WI

Unit	Rent - Monthly	Yearly
1	\$575.	\$6,900.
2	\$550.	\$6,600.
3	\$600.	\$7,200.
4	\$550.	\$6,600.
Totals	\$2,275.	\$27,300.

Unit	Rent - Monthly	Yearly
5	\$560.	\$6,720.
6	\$575.	\$6,900.
7	\$575.	\$6,900.
8	\$550.	\$6,600.
Totals	\$2,260.	\$27,120.

Effective gross income is currently \$54,420 (\$4535/mo).





REPRESENTATIVE FINANCIALS.

Based on 100% Occupancy.

The below charts are based on data collected from Appraisal Report and the Fond du Lac GIS System and are believe to be current and accurate but are not guaranteed.

Income	Totals
Current Average Unit Rent (Per Month)	566.88
Total Rental Units	8
Monthly Totals (Based on 100% Occupancy)	4535.00
Gross Annual Rent (Based on 100% Occupancy)	54,420.00
Other Income	-
Total	54,420.00
Less Vacancy/Rent Loss - (1.5%)	816.30
Effective Gross Income	53,603.70
Expenses (No owner-occupied units)	Totals
Property Taxes	8,166.00
Electricity (Per Unit)	Tenant
Natural Gas (Per Unit)	Tenant
Fuel-Other	N/A
Water/Sewer (Per Unit)	Tenant
Trash Removal (Landlord)	TBD
Other Taxes or Licenses	0
Casual Labor (Appraisal Estimate)	1000
General Repairs/Maintenance (Appraisal Estimate)	3200
Net Operating Income	41,237.70

Fond du Lac County Real Estate Tax Record Detail
 Property Record for Parcel Number: FDL-15-17-16-22-274-00 Page 1 of 2

Location Information

Municipality: CITY OF FOND DU LAC Location Address: 80 S PIONEER PKY
 Primary Owner Name: BANK OF OAKFIELD Mailing Address: 103 S MAIN ST
 Secondary Owner Name: City, State, Zip: OAKFIELD WI 53065

Assessment Information

	2010	2009
Land Value	\$52,000.00	\$48,000.00
Improvement Value	\$336,600.00	\$312,600.00
Total Value	\$388,600.00	\$360,600.00
Fair Market Value	\$402,200.00	\$384,700.00
Fair Market Ratio	0.96603500	0.93730000

Real Estate Tax Information

	2010	2009
Original Tax	\$9,001.85	\$8,136.77
Lottery Credit	\$79.93	\$70.21
First Dollar Credit	\$63.39	\$61.54
Net Tax	\$8,858.53	\$8,005.02
Special Assessments	\$772.43	\$1,673.36
Total Taxes	\$12,480.25	\$9,678.38
Total Payments	\$12,480.25	
Balance Due	\$0.00	

Delinquent
Contact County
Treasurer

*Red Text- Delinquent (subject to interest & penalty)





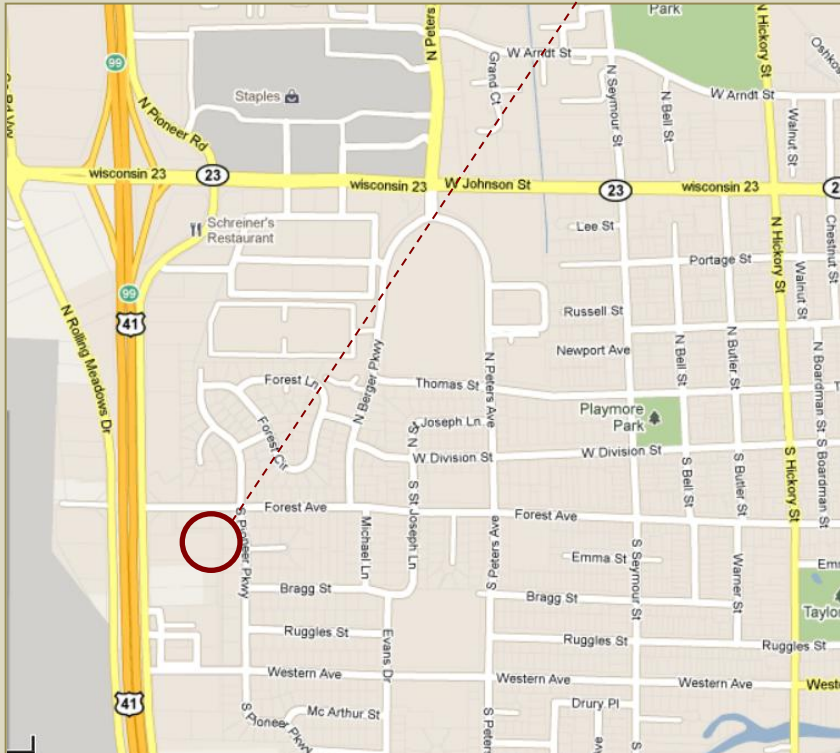
MAP.

Contact Alex or Tom
today for a personalized tour.

920-539-7014
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80-94 Pioneer Parkway FOND DU LAC WI



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