



MLS#: 1584387	Sold	Multi Family	Price: \$117,000
38 HIGH ST		City Mineral Point	J17
County: Iowa	Zip: 53565-126	State: WI	
Subdivision: Historic District of Mineral Point			
Efficiency Units:	0	Total Units:	4
1 Bedroom Units:	4	Est Age:	142
2 Bedroom Units:	0		
3 Bedroom Units:	0		
School District: Mineral Point		Open House:	
Elementary: Mineral Point		Owner: SMITH	
Middle School: Mineral Point			
High School: Mineral Point			

Directions: 18/151/Verona Road to Exit 40 Mineral Point, left Shake Rag Alley, right High Street

Unit	Baths				Lease Expires	Mo Rent	SqFt	Parking	Landlord Pays			# Furnaces:
	BedRms	Full	Half	1/4					Elec	Heat	W/S	
1 Main Lef	1	1	0	0	2010	\$ 410	0	Street	Yes	Yes	Yes	2
2 Upper Le	1	1	0	0	2010	\$ 465	0	Street	Yes	Yes	Yes	2
3 Main Rig	1	1	0	0	mo. to mo.	\$ 475	0	Street	Yes	Yes	Yes	0
4 Upper Ri	1	1	0	0	3/31/11	\$ 465	0	Street	Yes	Yes	Yes	
# Stoves: 4	# DishWash: 0	# Washers: 0			Unit w/Fireplace: No			HeatType: Radiant electric				
# Refrig: 4	# Units w/AC: 0	# Dryers: 0			Unit w/Garage: No			Heat Fuel: Electric				
								WaterHtr: Electric				

Legal: N 98' OF E 12.5' OF W 65' LOT 31 VLIET'S	Zoning: Res	Land Assess: \$ 18,500
Parcel #: 251-0048	Total Income: 21,780	Improvements: \$ 82,600
Lot Size: .07 acre	Total Expenses: 10,298	Total Assess: \$ 101,100 / 2009
Est. Lot Sq. Ft:	Net Op Income: 9382	Net Taxes: \$ 2162 / 2009
	Year 2008	

Type	Apartment building, 2 story	Legal Documents	Lease(s) on file, Income/Exp Report Avail
Basement	Full, Crawl space	Barrier-Free	N/A
Park/Unit	None	Miscellaneous	N/A
Exterior	Brick/Stone	Terms	Cash
Water/Waste	Municipal water, Municipal sewer	Occupancy	Tenant Rights
Utilities	Separate gas meters	Energy Efficient/Green	Energy Star Appliance(s)
Roof	Composition/Fiberglass		

- Unit 1** Eat-in kitchen, Balcony/patio, Range/oven, Refrigerator, Cable available, Furnished
- Unit 2** Eat-in kitchen, Range/oven, Refrigerator, Cable available, Furnished
- Unit 3** Eat-in kitchen, Private Entry, Balcony/patio, Cable available, Furnished
- Unit 4** Eat-in kitchen, Range/oven, Refrigerator, Cable available, Furnished

Gross Rental Income is excess of \$21K/yr. Excellent Cash on Cash=13%. This 4 unit is located in Mineral Point's Historic District. Fully rented, 4 - 1 bedroom units, most long-term tenants. The quaint city of Mineral Point is only 50 min south of Madison. It is an arts/crafts destination. It was Wisconsin's first Capitol. There are additional tax credits available to the owner of an historic building. MOTIVATED SELLER - We want to go back to Australia but must sell first! Make an OFFER!!

Contact Seller, NOT Broker, 608-255-2552, clara1mom@gmail.com

List Agent: Bill Lorge	(608) 698-0300	List Date:	2/19/2010
Bill@BadgerMLS.com		Expiration Date:	8/19/2010
List Office: Badger MLS	(608) 698-0300	Subagent Comm:	3
0 PO Box 8343		BuyerAgent Comm:	3
Madison WI 53708 8343		Variable Comm:	Yes
Sale Agent: . Non Member		Sub to Policy Ltr:	No
Sale Office: South Central Non-Member	(608) 240-2800	Named Exceptions:	Yes
Sold Price: \$105,000	PtsPd/SlrCr:	Limited Service:	Yes
PendingDate: 3/8/2010	Closing Date: 3/19/2010	Licensee Interest:	No
	Financing: Conventional	Exclusive Agency:	Yes
	DaysOnMkt: 17	Multiple Rep:	No
	Cumulative DaysOnMkt: 17		

SCWMLS and brokers do not guarantee accuracy of information. All material information must be independently verified by buyer. Equal housing opportunity listing.