

Four-Unit for Sale

25 Coronado Court
Madison WI 53705



Presented By:

Mike Herl, SIOR
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Table of Contents



Property Summary	1
Property Description	2
Financials	3
Property Photos	5
Aerial Map	11

EXCLUSIVE AGENT

Madison Commercial Real Estate LLC ("Owner's Agent") is the exclusive agent for the Owner of 25 Coronado Ct ("Property"). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agent for the Owner are:

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Property Summary

25 Coronado Ct, Madison WI 53705



Property Summary

Sale Price	\$1,165,000
Building Size (Livable space)	5,482 sf
Total Building Size (per Assessor)	10,775 sf
Lot Size	.365 acres
Number of Units	4
Parcel Number	0708-243-0628-1
Zoning	SR-VI
Year built	1978
Water & Sewer	Municipal
School System	Madison
High School	Memorial
Middle School	Gillespie
Elementary School	Muir

Property Description

25 Coronado Ct, Madison WI 53705



Offering Information:

- Fully leased four-unit apartment building located on a quiet cull-d-sac, just off Mineral Point Road
- Long-term tenants (one over 20 years)
- Within walking distance to numerous restaurants and retail
- BRT system within two blocks of property
- Each unit has three bedrooms, attached one car garage, wood burning fireplaces, private entrances. Two units have 2 full bathrooms, two have 1 ½ bathrooms. Three units have full basements
- Updates include – Project Home 2006, insulated attic, continuous ventilation fans, high efficiency furnaces. New windows, gutters, siding in 2015. Unit 25 – new water heater in 2022, garage door in 2020, AC in 2020 new compressor 2025. Unit 27 – garage door 2020, dishwasher in 2022. New asphalt driveways May 2026. New roof July 2026.
- Leases available with signed CA

Financials

25 Coronado Ct, Madison WI 53705



Unit Mix

	Bedrooms	Bathrooms	Current Rent	Market Rent**
Unit 25	3 Bedroom	2 bathroom	\$1,700	\$2,263
Unit 27	3 Bedroom	1.5 bathroom	\$1,775	\$2,263
Unit 29	3 Bedroom	2 bathroom	\$1,600	\$2,263
Unit 31	3 Bedroom	1.5 bathroom	\$1,700	\$2,263
Gross Potential Rents / Year			\$81,300	\$108,624

Current Reported Expenses*

	Total	Unit / Month	Unit / Year
Misc. Expenses	\$6,013	\$125	\$1,503
General Repairs	\$4,828	\$101	\$1,207
Supplies	\$4,878	\$102	\$1,219
Insurance	\$3,314	\$69	\$828
Property Tax	\$16,859	\$351	\$4,215
Expenses	\$35,892	\$748	\$8,972

*numbers were rounded to the nearest dollar

**per Apartments.com

Financials

25 Coronado Ct, Madison WI 53705



Market Capitalization Rate Valuation Vs. In Place Rents

	Current	Market
Gross Potential Rents	\$81,300	\$108,624
Reported Expenses	\$19,033	\$19,033
Property Taxes	\$16,859	\$16,859
Net Operating Income	\$45,408	\$72,732
Market Cap Rate **	6.4%	6.4%
Cap Rate Valuation	\$709,500	\$1,136,438

Gross Rent Multiplier Valuation

		Current Rent	Market Rent
Gross Rent Multiplier Valuation	X 15.56	\$1,265,028	\$1,690,189

* Market rent determined using latest area data, and market comparables

** Market Cap rate reported at 6.4% from local data for the West Madison Market Q1, 2026

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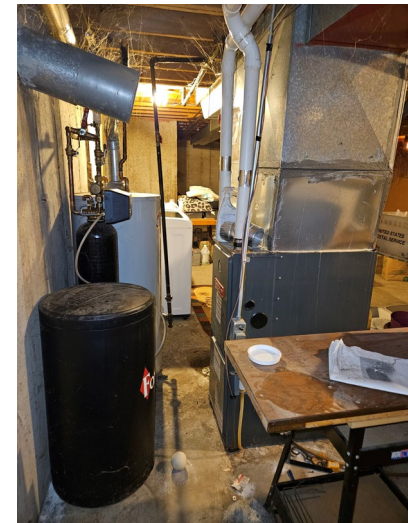
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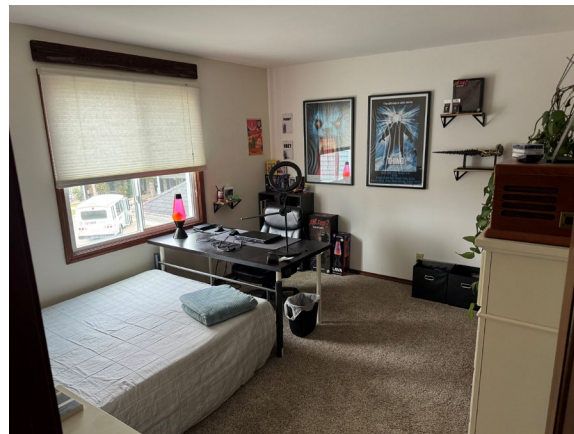
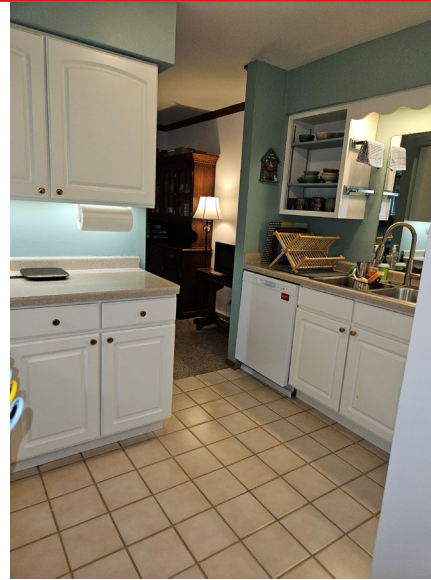
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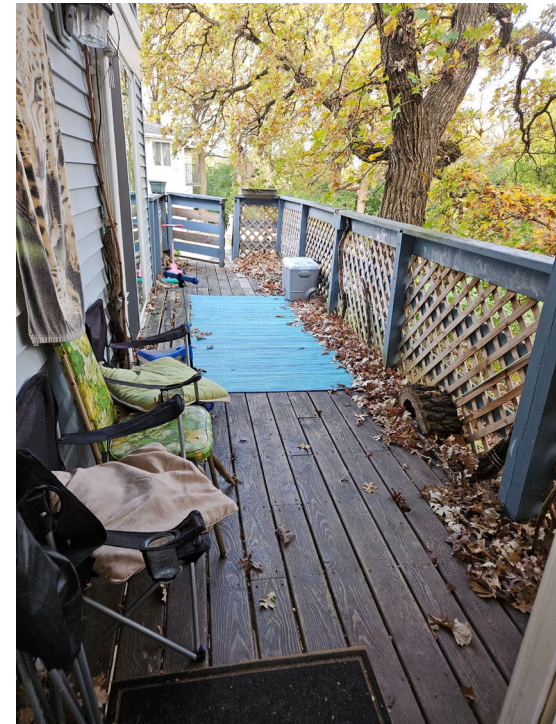
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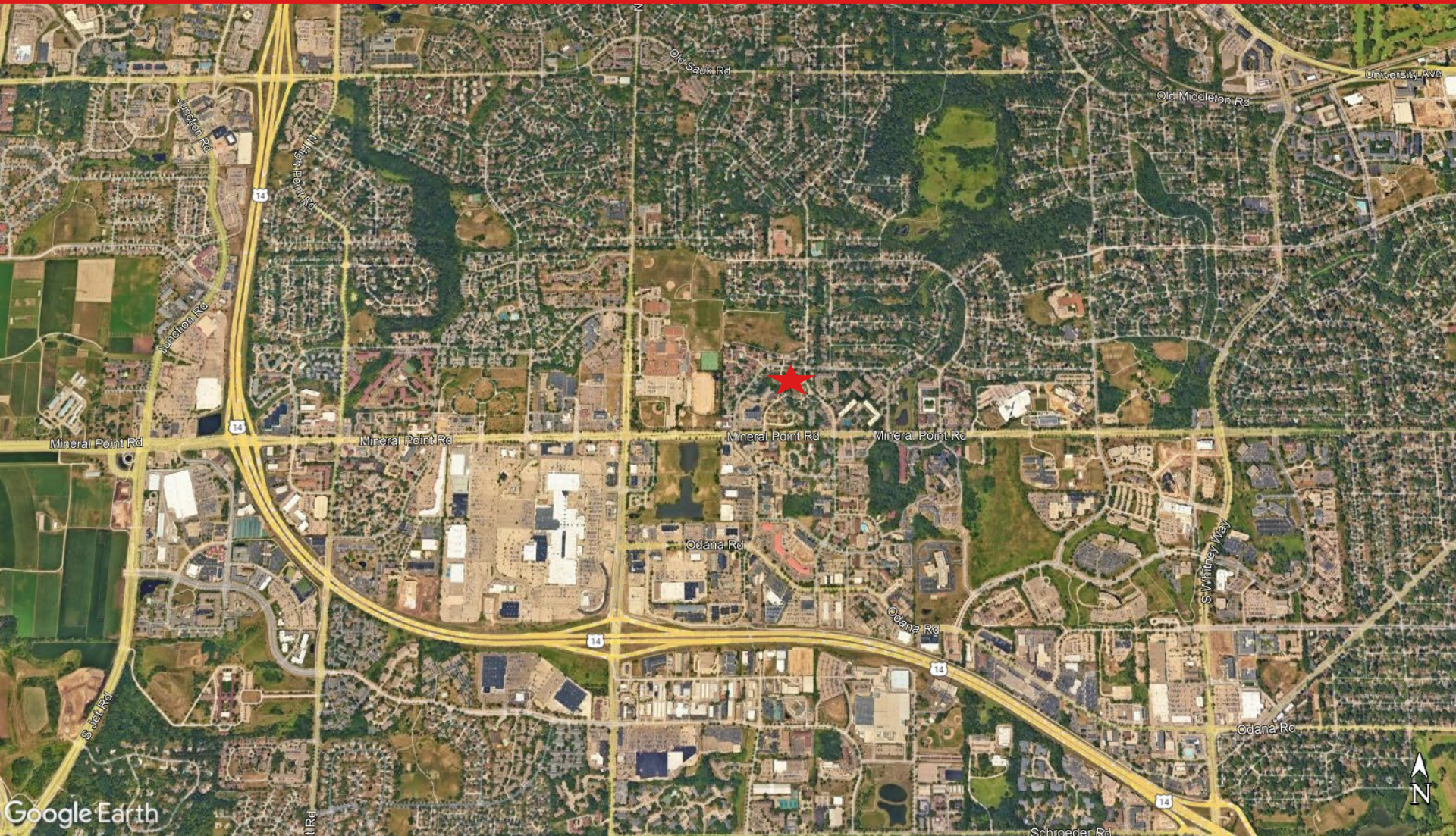
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Aerial Map – Panned Out

25 Coronado Ct, Madison WI 53705



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