Four-Unit for Sale

MADISON COMMERCIAL REAL ESTATE LLC

25 Coronado Court

Madison WI 53705

Presented By:

Mike Herl, SIOR
608-212-4623
Mike.herl@madisoncommercialre.com

Kurt Malueg
608-898-0691
Kurt.Malueg@madisoncommercialre.com

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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

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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-V1
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

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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	$1,800	$2,263
Gross Potential Rents / Year			$82,500	$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	$16,938	$353	$4,235
Expenses	$35,971	$750	$8,992

*numbers were rounded to the nearest dollar
**per Apartments.com

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Market Capitalization Rate Valuation Vs. In Place Rents

	Current	Market
Gross Potential Rents	$82,500	$108,624
Reported Expenses	$19,033	$19,033
Property Taxes	$16,938	$16,859
Net Operating Income	$46,529	$72,732
Market Cap Rate **	6.4%	6.4%
Cap Rate Valuation	$727,016	$1,136,438

Gross Rent Multiplier Valuation

		Current Rent	Market Rent
Gross Rent Multiplier Valuation	X 14.12	$1,165,000	
Gross Rent Multiplier Valuation	X 10.72		$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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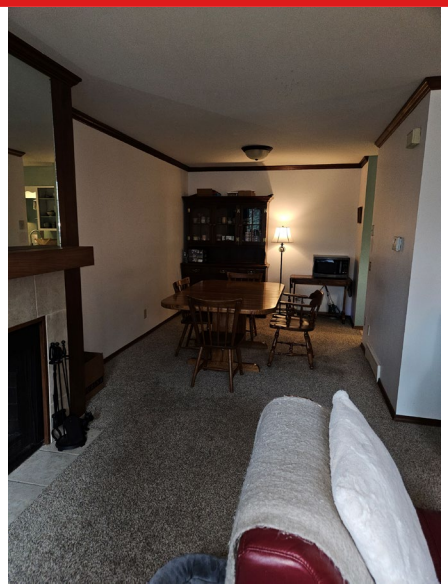

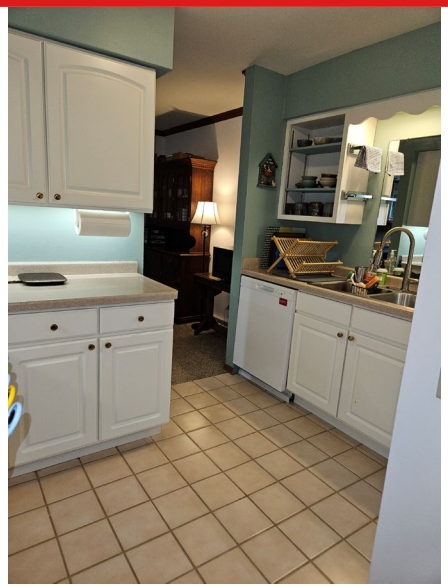

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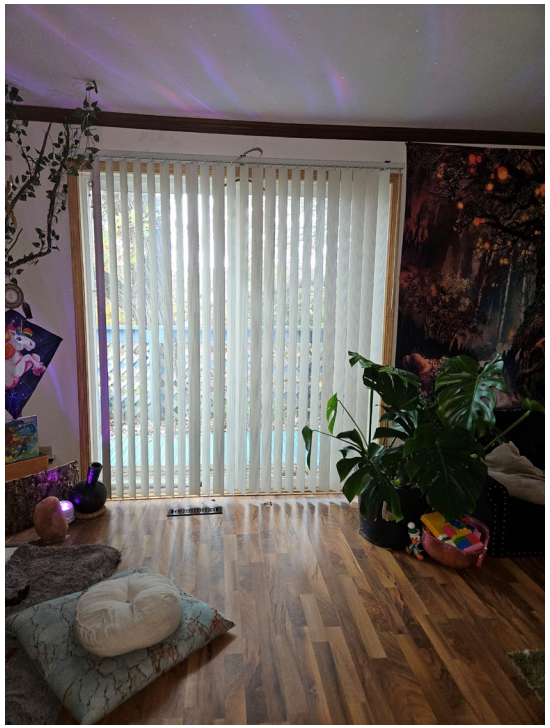

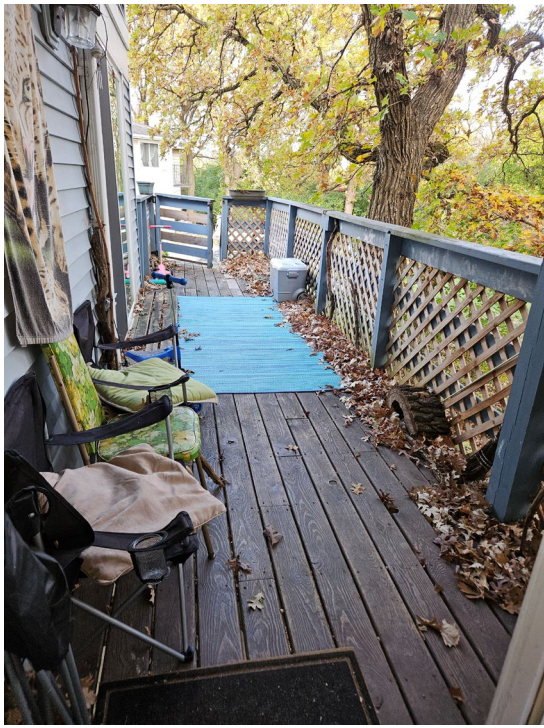

Aerial Map – Panned Out

25 Coronado Ct, Madison WI 53705

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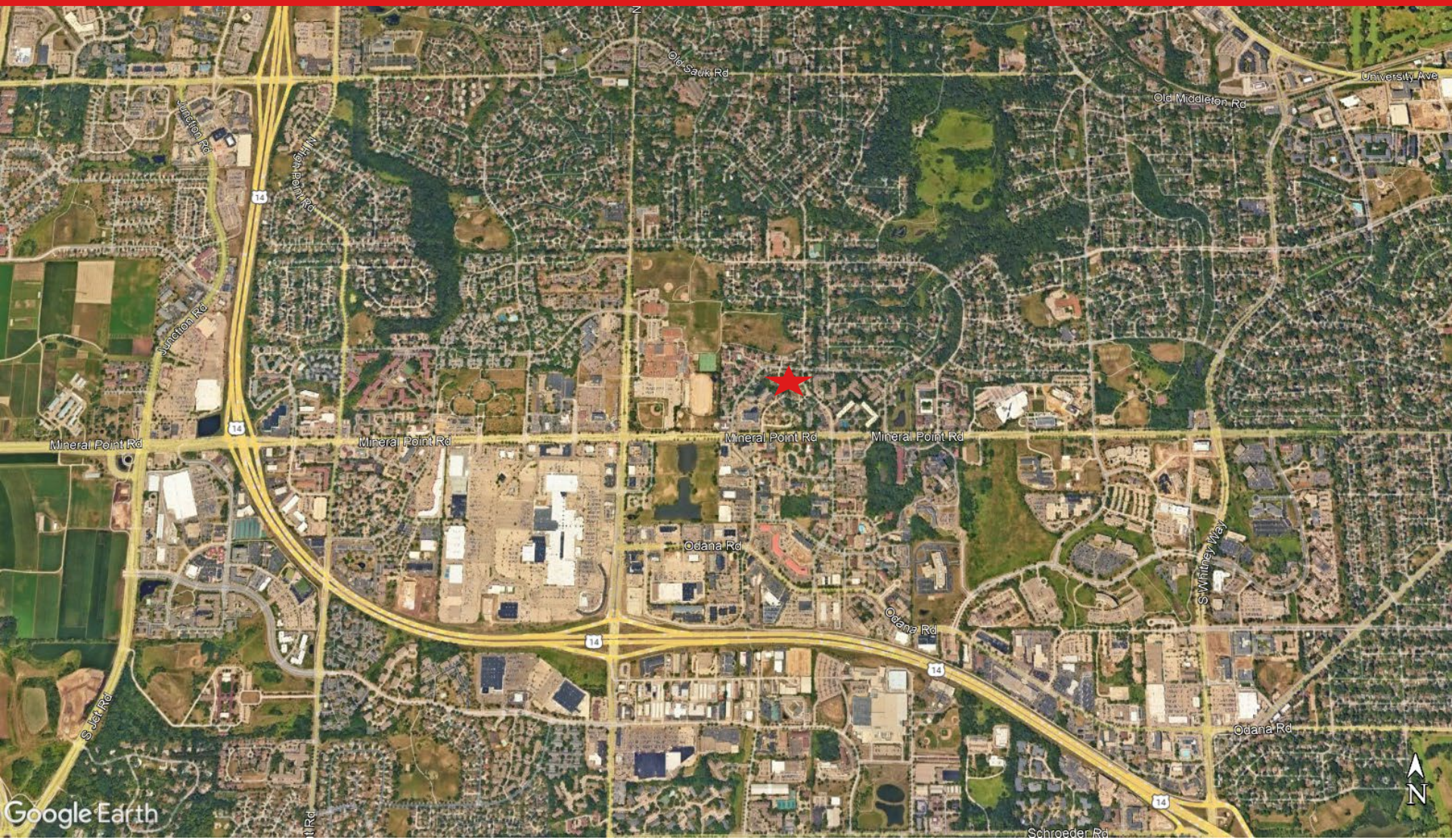

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