



1731752	Active	Multi Family	Price: \$320,000
107 N Blair St		City Madison	E01
County: Dane		Mailing City: Madison	
Subdivision:		WI 53703	
Efficiency Units:	0	Total Units:	4
1 Bedroom Units:	3	Est. Age:	120
2 Bedroom Units:	1		
3 Bedroom Units:	0		
School District:	Madison		
Elementary:	Lapham/Marquette		
Middle School:	OKeeffe		
High School:	East		
Open House:		Show Date:	



Directions: One Block north of East Washington Avenue (one way street)

Unit	<u>Baths</u>			Lease Expires	Mo Rent	SqFt	Parking	<u>Landlord Pays</u>			#Furnaces:
	BedRms	Full	Half					Elec	Heat	W/S	
1	1	1	0	8/01/15	\$ 595	400	None	No	Yes	Yes	#Wtr Htrs: 2
2	2	1	0	Mo-to-Mo	\$ 1000	800	None	No	Yes	Yes	#Wtr Soft: 1
3	1	1	0	8/01/15	\$ 550	400	None	No	Yes	Yes	HeatType: Forced air
4	1	1	0	8/01/15	\$ 595	400	None	No	Yes	Yes	Heat Fuel: Natural Gas
# Stoves: 4	#DishWash: 0	# Washers: 0	Unit w/Fireplace: No								WaterHtr: Natural Gas
# Refrig: 4	# Units w/AC: 0	# Dryers: 0	Unit w/Garage: No								

Legal: Part of Lot 18, Block135 Original Plat	Zoning: TR-V1	Land Assess: \$ 53,700
Est Acres: 0.0600 Assessor	Total Income: 32,900	Improvements: \$ 269,400
	Total Expenses: 0	Total Assess: \$ 323,100 / 2014
	Net Op Income: 0	Net Taxes: \$ 7,738 / 2013
	Owner: Knight Trust	
	Year 2013	

Type 2 story	Legal Documents Weatherizations cert., Condition report on file
Basement Full, Storage area	Barrier-Free N/A
Park/Unit 1 space	Miscellaneous Shared laundry, Close to bus line
Exterior Aluminum	Terms Cash
Water/Waste Municipal water, Municipal sewer	Occupancy At closing, Owner occupied unit, Tenant Rights
Utilities Separate elec meters, Other	Energy Efficient/Green N/A
Roof Composition/Fiberglass	

- Unit 1** Range/oven, Refrigerator, Cable available
- Unit 2** Range/oven, Refrigerator, Cable available
- Unit 3** Range/oven, Refrigerator, Cable available
- Unit 4** Range/oven, Refrigerator, Cable available

Easy to rent 4 unit near the emerging East Washington Avenue Corridor - only 4 blocks to the Capitol. High efficiency furnaces, recent roof and water heater. Updated kitchens. Rented laundry in the basement. List price below 2014 assessment. 2 off street stalls (tandem) by easement. Unit #2 rent is estimated market rent as it is occupied by owners son. All unit square footages are estimated - verify if deemed important.

Co-list with Gaylord Plummer, Arboretum Real Estate Services. Contact Gaylord for all showings. 608-320-1521.

List Agent: David Keller	CoList:	List Date: 11/14/201	Electronic Consent: Yes
(608) 227-6543 F:		Expire Date: 4/30/2015	Exclusive Agency: No
David@KellerRealEstateGroup.com		Subagent Comm: 3%	Licensee Interest: No
Keller Real Estate, LLC		BuyerAgentComm: 3%	Limited Service: No
(608) 227-6543 Fax #: (608) 255-5005		DaysOnMarket: 17	Multiple Rep: Yes
448 W Washington Ave Ste 200		CumulativeDaysMkt 17	Named Exceptions: Yes
Madison WI 53703 2729		AO Date:	Policy Letter:
Sale Agent:	Sold Price:	Closing Date:	Variable Comm: No
	Concessions:	Financing:	Sale Factors:

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2014 SCWMLS