

Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 2017 as finalized by the Board of Review (BOR) is listed below.

Property owner

R HAMILTON ENTERPRISES LLC
1508 NAKOMIS AVE
LA CROSSE WI 54603

General information

Date issued 05 - 15 - 2017

Parcel no. 17-10216-90

Address 1111 ISLAND ST

Legal description

☐ Town ☐ Village ☒ City

Municipality LA CROSSE

Assessment information

20 <u>17</u> Original Assessment		20 <u>17</u> Final Assessment (determined by BOR)	
Land	\$ 62,600	Land	\$ 62,600
Improvements	\$ 383,000	Improvements	\$ 367,200
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 445,600	Total all property	\$ 429,800

Appeal information

If you are not satisfied with the BOR's decision, there are appeal options available. **Note:** Each appeal option has filing requirements. For more information on the appeal process, review the Property Assessment Appeal Guide. Visit revenue.wi.gov and search keyword "Assessment Appeal."

Appeal to:

Department of Revenue (DOR) – must file within 20 days after receipt of the BOR's determination notice or within 30 days after the date specified on the affidavit if there is no return receipt. A \$100 filing fee is required. The fair market value of the items or parcels cannot exceed \$1 million dollars. DOR may revalue the property any time before November 1 of the assessment year or within 60 days after receiving the appeal, whichever is later. If adjusted, the value is substituted for the original value and taxes paid accordingly. (sec. 70.85, Wis. Stats.)

Circuit Court - Action for Certiorari – must file within 90 days after receiving the determination notice. The Court decides based on the written record from the BOR. You cannot submit new evidence. (sec. 70.47(13), Wis. Stats.)

Municipality - Excessive Assessment – must first appeal to the BOR and have not appealed the BOR's decision to Circuit Court or to DOR. You cannot claim an excessive assessment under sec. 74.37, Wis. Stats., unless the tax is timely paid. A claim under section 74.37 must be filed with the municipality by January 31 of the year the tax is payable.

**City of La Crosse
Board of Review
Findings of Fact, Determinations and Decision**

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

Assessment Year: 20 17

Tax Key Number: 17-10216-90

Personal Property Account
Number(If applicable)

Property Address: 1111 Island St.

Property Owner: Lawrence R. Hamilton

Mailing Address: 1508 Nakomis Ave., La Crosse, WI 54603

January 1, 20 17

Assessment Value: 445,600

Land: 62,600

Improvements: 383,000

Total: 445,600

Hearing Date: May 15, 2017

Time: 11:00 a.m.

Objector Received written confirmation of Hearing Date: Yes: ☒ No: ☐

(OR)

Both Objector and Assessor waived 48-hour notice of hearing: Yes: ☐ No: ☐

{Note: Taxpayer must have filed written objection before or at Board of Review}

Check one of the following:

- ☒ Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

(OR)

- ☐ Waiver was granted by Board of Review for:

☐ Good Cause or

☐ Extraordinary Circumstances

Board members present:

Kara Burgos, Sean O'Flaherty, Mike Brown, Kenna Christians

Board members removed (if any):

Board Counsel present:

Property Owner/Objector's
Attorney or Representative:

Board Members with certified training (must have at least one):

Kara Burgos, Mike Brown

B. TESTIMONY

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector (or his/her representative, if testifying) and Assessor}:

Gregory Tooke and Lawrence Hamilton

1. Sworn testimony by Property Owner/Objector: Lawrence R. Hamilton included:

a) A recent sale of the subject property: Yes: ☐ No: ☒

If yes: The subject property was sold for \$ Date of sale

b) Recent sales of comparable properties: Yes: ☐ No: ☐

If yes: A total number of other properties were presented:

Addresses of other properties:

c) Other factors or reasons (if presented): Yes: ☐ No: ☐

If yes: List of summary factors or reasons presented by property owner/objector; for example, cost or income approach, easements that restrict building, environmental issues:

Referred to two handouts for objection hearing for 723 George St. Fifty percent of form is for Island St. Exhibits C&D. The Negative Impact is 5 years to the full impact of flood insurance. Don't want to sound negative but knew it would be an uphill battle explaining cash flow, but resale is fair market value - what a ready, willing, able person would pay for the property. Impact is today based on 30 years of experience selling rental properties. New investor analysis - same process as George St. page 1 - current assessment is starting value, bottom line is \$3,061 cash flow with \$70,000 down payment or 4% return cash on cash. Investors like to start about 10%. Unlike single family homes, can't do comparisons the same way for investment properties. Can use bedrooms, square footage - it comes down to cash flow. Buyers don't care about other stuff. They want to know what their return will be. This is the only way people buy rental properties. A lot of deferred maintenance. Proposed assessment increase shows negative cash flow. Value is immediate when it comes to selling properties. Information regarding expenses provided for supplies and repairs.

Property has decreased in value since purchased in 1976. \$100,000 impact on insurance premium that wasn't there in 1976, which easily offsets the increase. Credit Union reappraised in 2010; 87% loan to value. Something happened, went backwards. Appraisal says property value is \$500,000.

2. Sworn testimony on behalf of property owner/objector was presented by the following other witnesses (if any):

3. Sworn testimony by Assessor Gregory Tooke **included:**

b) A recent sale of the subject property: Yes: ☐ No: ☒

If yes: The subject property was sold for \$_____ Date of sale _____

c) Recent sales of comparable properties: Yes: ☐ No: ☐

If yes: A total number of other properties were presented:

Addresses of other properties:

d) Other factors or reasons (if presented): Yes: ☐ No: ☐

If yes: List of summary factors or reasons presented by Assessor::

4. Sworn testimony (if any) on behalf of the assessor was presented by:

Tooke previously read qualifications into record. He stated his purpose - fee simple as of January 1, 2017. Defined as the most probable price of cash/equivalent a property would sell for if both buyer and seller motivated.

Objection brought recently to him. Didn't have all income/expenses to consider until this morning. Will recommend change to initial assessment of \$445,600.

Explained handouts. MLS listing sheets have a picture of properties referenced. Built in 1976, sold for \$500,000 in 1976. Hamilton's opinion of value is \$385,200. Hamilton Properties is a printout of comparables. Numbers are initial assessment on the roll and don't reflect the reduction recommendation. In addition to photos provided, discussed the number of units of each of the comparables. Median of all sales is \$69/square foot or \$25,000 per bedroom. Based on current rents, reviewed expenses and income and an indicated value is \$429,800. 2% for maintenance and supplies is more equitable, although less than Mr. Hamilton states. Total ratio 31.01%

Recommend change of assessment value to \$429,800; land \$62,600, buildings \$367,200.

Reserves for replacement is the account something unanticipated comes from or excess maintenance costs.

Based on decades of reviewing information, looks at big picture, looks at equity and must be consistent.

Assessment last year was for \$385,200. Several years of market growth.

If flood insurance rates increase show up in the market, it will be addressed on an annual basis.

5. Summary of testimony of other witnesses for assessor (if any):

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been determined to be

91 %

2. The Board of Review finds that there was a recent sale of the subject property: Yes: ☐ No: ☒

- a) The sale was an arm's-length transaction. Yes: ☐ No: ☐
- b) The sale was representative of the value as of January 1 Yes: ☐ No: ☐
- c) The Board finds that the sale supports the assessment. Yes: ☐ No: ☐
- d) If all answers are 'yes':

d1. What is the sale price?

d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date non market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

d3. What is the full market value?

If responses in 2 through 2c were "yes", upon completion of the section, proceed to section D, Decision, check all that apply and determine the assessed value.

* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality--town, city, or village. For example if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the assessment level is said to be 90% ($\$2,700,000/\$3,000,000 = .90$ or 90%).

3. The Board of Review finds that there are recent sales of comparable properties: Yes: ☐ No: ☐

If Yes, answer the following:

Property Owner

- a) Did the Property Owner present testimony of recent sales of comparable properties in the market area: Yes: ☐ No: ☐
- b) If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes: ☐ No: ☐

Assessor

- c) Did the Assessor present testimony of recent sales of comparable properties in the market area: Yes: ☐ No: ☐
- d) If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes: ☐ No: ☐

Conclusion

e) LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

4. The Board of Review finds that the assessment should be based on other factors: Yes: ☒ No: ☐

If Yes, list the factors that the Board of Review relies on to make its determination as to fair market value:

Recommendation of assessor to adjust.

What was the most credible evidence presented:

D. DECISION

1. Exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determines: (mark all that apply)

- ☐ that the Assessor's valuation is correct;
- ☐ that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- ☐ that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- ☐ that the proper use values were applied to the agricultural land;
- ☐ that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications;
- ☐ that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- ☐ that the Assessor's valuation is reasonable in light of all the relevant evidence;
- ☐ and sustains the same valuation as set by the Assessor;
- ☐ (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property.

OR

2. Exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a), of Wis. Statutes, the Board of Review, by majority and roll call vote hereby determines: (mark all that apply)

- ☒ that the Assessor's valuation is incorrect;
- ☒ that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- ☐ that the property owner valuation is reasonable in light of the relevant evidence;

- ☒ that the fair market value of the property is:

Land: 62,600

Improvements: 367,200

Total: 429,800

- ☒ that the level of assessment of the municipality is at 91%

- ☒ and hereby sets the new assessment at

Land: 62,600

Improvements: 367,200

Total: 429,800

I, Teri Lehrke Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

Name of Board of Review Member:	Yes	No
Kenna Christians	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kara Burgos	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sean O'Flaherty	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Brown	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

to adopt these Findings of Fact, Determinations and Decision on this 15th day of May, 2017.

Teri Lehrke

Clerk of Board of Review

DELIBERATIONS

- Must be held in open session.
- Can be done immediately after the case is heard, or can be done at another time. If later, the taxpayer should be advised of the time their case is to be deliberated.
- The "Findings of Fact, Determination and Decision" form may be used.
- The Board of Review Clerk will participate in completion of the "Findings of Fact, Determination and Decision" form prior to the motion.
- The Board of Review decision must be based on the evidence presented.

Upon conclusion of the deliberations and completion of the "Findings of Fact, Determination and Decision" form, the Chairperson will ask for a motion:

1. A MOTION TO AFFIRM THE ASSESSMENT, should be stated as follows:

I move that, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of the Wis. Statutes, the Board of Review, by majority and roll call vote hereby determines: (mark and state for the record all that apply)

- ☐ that the Assessor's valuation is correct;
- ☐ that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- ☐ that the Assessor presented evidence of proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- ☐ that the proper use values were applied to the agricultural land;
- ☐ that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications;
- ☐ that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- ☐ that the Assessor's valuation is reasonable in light of all the relevant evidence;
- ☐ and sustains the same valuation as set by the Assessor;
- ☐ (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property.

OR

2. **A MOTION TO MODIFY THE ASSESSMENT**, should be stated as follows:

I move that, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a), Wis. Statutes, the Board of Review, by majority and roll call vote hereby determines: (mark and state for the record all that apply)

- ☒ that the Assessor's valuation is incorrect;
- ☒ that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- ☐ that the property owner valuation is reasonable in light of the relevant evidence;

- ☒ that the fair market value of the property is:

Land: 62,600

Improvements: 367,200

Total: 429,800

- ☒ that the aggregate level of assessment of the municipality is at 91%

- ☒ and hereby sets the new assessment at:

Land: 62,600

Improvements: 367,200

Total: 429,800

{Note for Minutes}

Name of Board of Review Member who made motion: Burgos

Name of Board of Review Member who seconded motion: Brown

I, Teri Lehrke Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

Name of Board of Review Member:	Yes	No
<u>Kenna Christians</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Kara Burgos</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Sean O'Flaherty</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Mike Brown</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

to adopt this motion on this 15th day of May, 2017.

Teri Lehrke
Clerk of Board of Review

{Either of these motions should be made and seconded by a member of the Board of Review based upon the decisions made on the **Findings of Fact, Determinations and Decision form**. Discussion may follow the making of the motion, but the decision on the Findings of Fact, Determinations and Decision form should be consistent with the motion as made and adopted by the Board of Review. The clerk should record the roll call vote on the **Findings of Fact, Determinations and Decision form**.}

{In the event of a tie vote of the Board of Review, the Assessor's valuation is sustained pursuant to Sec. 70.47 (9)(a) of the Wis. Statutes.}

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department of Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:


Section 1: Property Owner/Agent Information				Section 2: Assessment Information and Opinion of Value			
Property owner name (on changed assessment notice) R HAMILTON ENTERPRISES LLC				Agent name (if applicable) Lawrence R HAMILTON SO Owner			
Owner mailing address 1508 NAKOMIS AVE				Agent mailing address 1508 NAKOMIS AVE			
City Lacrosse		State WI	Zip 54603	City Lacrosse		State WI	Zip 54603
Owner phone 608-702-3712		Email rickhamcel1@aol.com		Owner phone 608-702-3712		Email rickhamcel1@aol.com	
Property address 1111 Island St				Legal description or parcel no. (on changed assessment notice)			
City Lacrosse		State WI	Zip 54603	Your opinion of assessed value - Total 385,200			
Assessment shown on notice - Total 445,600							

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			385,200
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Elimination of Flood Insurance Subsidy Raising the Full Annual Rate to \$/3.6200	Basis for your opinion of assessed value: (Attach additional sheets if needed) Revert back to 2016 Assessment

Section 4: Other Property Information	
A. How was this property acquired: (check the box that applies) <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
Acquisition price \$ 500,000 Date 10-17-2006 <small>(mm-dd-yyyy)</small>	
B. Were there any changes made to this property (ex: Improvement, remodeling, addition) since acquiring it? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, describe: _____	
Date of changes 1-1-2017 <small>(mm-dd-yyyy)</small>	Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No
C. During the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, how long was the property listed (provide dates) _____ to _____ <small>(mm-dd-yyyy)</small>	
Asking price \$ _____	List all offers received _____
D. Was this property appraised within the last five years? Flood Insurance Rate Not Known Yet <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, provide: Date 6-1-2014 Value 500,000 Purpose of appraisal Loan Consolidation <small>(mm-dd-yyyy)</small>	
If this property had more than one appraisal, provide the requested information for each appraisal.	

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ Note: This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing 15 minutes.	
Property Owner/Agent Signature 	Date (mm-dd-yyyy) 05-12-2017

1111 Island St

Policy/Quote Number: SR00187811 2018
 NEB Quote #: 10270400
 Quote For: HAMILTON, LAWRENCE
 Underwriter:

02/22/2015

Premium Calculations

COVERAGE	DEDUCT	INS. AMT.	RATES	PREMIUM	DISCOUNT/ BUYBACK	NET PREMIUM
Building	1250	175,000	6.250	10,938		
Added		75,000	.880	660		
Building Totals:		250,000		11,598	114	11,482.00
Contents			0 1.050	0		
Added			0 .270	0		
Contents Totals:				0	0	.00
Total Building and Contents:				11,598	114	11,482.00

Policy Term:	1
Expense Constant:	0
ICC Premium:	24.00
Community Discount:	.00
Community Probation Charge:	0
Annual Premium:	11,506.00
Reserve Fund Assmt:	1726
Policy Service Fee:	45
HFIAA Surcharge:	250
Total Annual Due:	13,527.00

Other Deductible Options:

(Please Select the Deductible Option You Want)

Building	Contents	Premium
1,250		\$13,527.00
1,500		\$13,394.00
2,000		\$13,127.00
3,000		\$12,660.00
4,000		\$12,326.00
5,000		\$11,993.00
10,000		\$10,659.00

See Checklist for complete submission requirements to issue a New Business policy.

This Quote is based on the information provided. The final premium determination will be made following an underwriting review.

Please call our Submit Department if you have any questions or need further assistance.

Policy/Quote Number: SR00187811 2015
 WEB Quote #: 10270400
 Quote For: HAMILTON, LAWRENCE
 Underwriter: Submitfax@floodpro.net

11/06/2015

Premium Calculations

<u>COVERAGE</u>	<u>DEDUCT</u>	<u>INS. AMT.</u>	<u>RATES</u>	<u>PREMIUM</u>	<u>DISCOUNT/ BUYBACK</u>	<u>NET PREMIUM</u>
Building	10000	175,000	6.250	10,938		
Added		325,000	.880	2,860		
Building Totals:		500,000		13,798	3,105	10,693.00
Contents		0	1.850	0		
Added		0	.270	0		
Contents Totals:		0		0	0	.00
<u>Total Building and Contents:</u>				13,798	3,105	10,693.00

Policy Term: 1
 Expense Constant: 0
 ICC Premium: 24.00
 Community Discount: .00
 Community Probation Charge: 0
 Annual Premium: 10,717.00
 Reserve Fund Assmt: 1608
 Policy Service Fee: 45
 HFIAA Surcharge: 250
 Total Annual Due: 12,620.00

Other Deductible Options:

(Please Select the Deductible Option You Want)

<u>Building</u>	<u>Contents</u>	<u>Premium</u>
1,250		\$16,032.00
1,500		\$15,873.00
2,000		\$15,556.00
3,000		\$15,000.00
4,000		\$14,603.00
5,000		\$14,207.00
10,000		\$12,620.00

See Checklist for complete submission requirements to issue a New Business policy.

This Quote is based on the information provided. The final premium determination will be made following an underwriting review.

Please call our Submit Department if you have any questions or need further assistance.

City of La Crosse, La Crosse County, Wisconsin
NOTICE OF REAL ESTATE ASSESSMENT

THIS IS NOT A TAX BILL

In accordance with Section 70.366 of the Wisconsin Statutes, you are hereby notified of your assessment for the current year 2017

DATE 04/18/2017

R HAMILTON ENTERPRISES LLC
1508 NAKOMIS AVE
LA CROSSE WI 54603

PARCEL NUMBER: 17-10216-90

LEGAL DESCRIPTION:

1111 ISLAND ST

29-10N-07 Acres 0.333

PRT GOVT LOT 3 SEC 29-16-7 COM 260 FT S OF
S/L ST ANDREW ST & 200 FT W OF E/L GOVT LOT
3 S 100 FT W 145 FT N 100 FT E 145 FT TO POB
LOTS 11 & 14 BLK 1 HYDE & CARGILL ADDN
UNREC THE ABOVE DESC INCLUDES E 6 FT OF
VAC KANE ST. LOT SZ: 100 X 145

Year	Land	Improvements	Totals	PFC/MFL Lands
2016	62,200	333,000	395,200	0
2017	62,600	383,000	445,600	0

	Gen Property	PFC/MFL LANDS	Reason(s) For Change
Increased	60,400	0	05
Decreased	0	0	
Primary General Level of Assessment			0.0000
Note: If an Agricultural land Conversion Charge Form PR-298 is enclosed you must pay a conversion charge under state law (sec. 74.785, Wis Stats).			

Board of Review Date and Time: Monday May 15, 2017
10:00 AM - City Hall

OPEN BOOK DATE AND TIME	May 1, 2017 to May 12, 2017 8:30 AM to 5:00 PM
CLERK, BOARD OF REVIEW	City Hall - 400 La Crosse St
CLERK PHONE	(608) 789-7526
ASSESSOR	City of La Crosse
ASSESSOR PHONE	(608) 789-7525

Reasons for Change:

1. Gains in territory by annexation
 2. Higher land use, new plats, land improvements & new construction
 3. Property formerly assessed as personal property
 4. Property formerly exempt now assessed
 5. Increase due to revaluation
 6. Shift in classification
 7. Loss in territory by annexation
 8. Property destroyed, removed or reduced utility
 9. Property formerly assessed now exempt
 10. Decrease due to revaluation
- AN - Amended Notice
NW - Parcel New Due to Split/Merge/etc

A Note from the Assessors Office: This notice reflects the change in the assessed value of your property for the 2017 assessment year. If you have any questions regarding this notice, please contact our office.

The term "Improvements" refers to improvements to the land such as buildings and paving and does not imply that improvements have been made to the existing structures.

If you wish to appeal your valuation to the Board of Review, *after discussion with the Assessor*, the following Wisconsin laws apply:

1. Objector must provide notice of intent to object 48 hours before first scheduled meeting of the Board of Review per WI Stat. 70.47(7)(a).
2. Interior viewing of buildings must be allowed by owner per WI Stat. 70.47(7)(a).
3. Objector must specify opinion of value and information used to arrive at value. Only total assessment may be appealed per WI Stat. 70.47 (7)(a).

Assessment Objection Procedure

Wisconsin statutes require all taxable property except agricultural, agricultural forest and undeveloped to be assessed at full market value as of January 1 each year. The courts have determined that assessments at a percentage of full market value are acceptable when applied uniformly. Therefore, to determine if your assessment is fair, you must analyze it in relation to full market value. This is done by dividing your assessment by the general level of assessment for your municipality.

If you feel your assessment is unfair, *the first step is to discuss it with your municipal assessor*. If you still wish to appeal your assessment, you will need to file a written or oral intent to object with the municipal clerk at least 48 hours before the opening of the Board of Review. In addition, you must complete an approved objection form and file it with the clerk of the Board of Review prior to or within the first two hours of the Board's first scheduled meeting. Boards of Review operate like a court. Their function is not one of valuation but of deciding the validity of the facts presented orally before them. You or your representative may testify concerning your assessment objection. You must prove that your property is inequitably assessed when compared to the general level of assessment within your tax district.

In Cities with a Board of Assessors, assessment objections are first made to this Board. If you are dissatisfied with the Board of Assessors' determination, an appeal can be made to the Board of Review. If you wish to appear at the Board of Review, notify the assessor in writing within 10 days of receiving the Board of Assessors' determination notice.

NOTE: The Notice of Assessment is required when an assessment has changed from the prior year. Therefore, many municipalities do not send Notices of Assessment every year. Not receiving a notice does not prevent you from objecting to your assessment. However, if you desire to appeal your assessment in any year, your appearance at that year's Board of Review hearing is extremely important. Most subsequent avenues of appeal require that you first attend the Board of Review. Therefore, always verify your assessment annually prior to the Board of Review. The appeal process is explained in the "Property Assessment Appeal Guide for Wisconsin Real Property Owners." If you would like a copy, visit revenue.wi.gov and search keyword "Assessment Appeal" OR contact the Department of Revenue, Office of Technical and Assessment Services, Box 8971, Madison, WI 53708-8971
PR301:32XXX

Flood Processing Center

Submit Department - Specifically Rated Quote

555 Corporate Drive or PO Box 2057
Kalispell, MT 59903-2057
Phone #: 1 (888) 389-8659
Fax #: 1 (406) 257-1409
Email Address:

Date: 11/06/2015
Fax number: (608) 763-7622
Attention: KLIPP, PAUL
From: Submitfax@floodpro.net
Number of Pages including cover: 2

Quote For: HAMILTON, LAWRENCE
Policy/Quote Number: SR00187811 2015
WEB Quote #: 10270400

Reminder: This Quote will be valid for a period of 30 days until: 12/06/2015

CHECK LIST FOR INFORMATION REQUIRED TO ISSUE A

NEW BUSINESS SUBMIT POLICY

- Application - Completed and signed by an Agent.
- Elevation Certificate - Completed and signed by an Engineer/Surveyor.
- Recent Photos of the front and back of the entire building or construction drawings if the building is under construction.
- Variance Form or Statement of no Variance.
- Elevated Building Determination Form (for all elevated buildings).
- Certified letter from a qualifying official verifying that the enclosure is designed/built with breakaway walls is required if the enclosure is 500 sq. ft. or more using masonry walls and represented as being breakaway.
- Full Premium

Additional Information Required - If Marked below:

- Please provide the deductible requested on the application.
- Please provide a list of machinery/equipment and appliances in the enclosure/basement on the application.
(This is required since the EC shows M & E (C3e) at an elevation below the BFE.
Please identify what the surveyor has indicated.
- Please send a signed statement that the elevation certificate address and the application address are the same.
Please provide both addresses on the verification.
C3a on EC must show as the crawl space/enclosure floor and the C3b as the next higher floor.
- ☒ Other - please see below:

Comments:

This is a revised quote for coverage change to 500k and deductible to 10K. NO
others changes. Please see original quote correspondence for any additional
information for policy issuance as well as any disclaimers for quote premium
amount as they may still apply. Please submit a revised quote request for
policy issuance.

This Quote is based on the information provided. The final premium determination will be made following an underwriting review.
Please call our Submit Department at the number above if you have any questions or need further assistance.

1111 Island St - La Crosse, WI 54603

Value / Sale Price	CURRENT	NEW INVESTOR ANALYSIS	\$385200
Down Payment			<u>77000</u>
Loan Amount			\$308200
Interest Rate			5
Amortization			25
Monthly P&I			1801

Cash Flow Projections

Annual Rents		\$82680
Vacancy	8%	6614
Other Income	Washer & Dryer Income	<u>1200</u>
Gross Operating Income		\$77266

Yearly Operating Expenses

Real Estate Taxes		\$11128
Repairs / Refurb	5% / 5% ESTIMATE	8268
Lawn & Snow		1200
Management	7%	6614
Insurance	HAZARD / FIRE	3655
Utilities		5580
Water & Sewer Bill		2116
Garbage		1404
Other	Full Actuarial Flood Insurance Premium	<u>12620</u>
Total Operating Expense		\$52585

Cash Flow Projections

Gross Operating Income	\$77266
Expenses	<u>52585</u>
Net Operating Income	24681
Debt Service (payment to bank)	<u>21620</u>
Cash Flow	\$3061

Principal Calculation

Debt Service	\$21620
Interest	<u>15265</u>
Principal Reduction	\$6355

Appreciation

Market Value	\$385200
Appreciation Rate	<u>2%</u>
Appreciation Value	\$7704

The 3 Rates of Returns: #1 Cash on Cash Return

Cash Flow	\$3061
Total Investment (Down Payment)	<u>177000</u>
Cash Return	<u>3.97%</u>

Low - Investors Like 10%

Return on Investment without Appreciation

Cash Flow	\$3061
Principal Reduction	6355
Total Investment	<u>177000</u>
Cash + PR Return	12.22%

Return on Investment with Appreciation

Cash Flow	\$3061
Principal Reduction	6355
Appreciation	7704
Total Investment	<u>177000</u>
Total ROI	22.23%

Other Figures

Gross Monthly Rent Multiplier	55 mo
Cap Rate	<u>6.4%</u>

Low - Investors Like (8%)

All information and values derived from the use of 'www.TheInvestmentConnection.com' interactive calculators are made available to you only as self-help tools. We can not and do not guarantee their applicability or accuracy in regards under any circumstances. All results are a good estimate of the initial benefits of owning a property

Investor Analysis

1111 Island St - La Crosse, WI 54601

Value / Sale Price

Down Payment

Loan Amount

Interest Rate

Amortization

Monthly P&I

\$445600

89000

\$356600

5

25

2084

Proposed Assessment

Cash Flow Projections

Annual Rents

\$82680

Vacancy

6614

Other Income

1200

Gross Operating Income

\$77266

88

Waters & Dryer Income

Yearly Operating Expenses

Real Estate Taxes

\$11128

Repairs / Refurb

8268

Lawn & Snow

1200

Management

6614

Insurance

3655

Utilities

5580

WATER & Sewer

2116

Garbage

1404

Other

12620

Total Operating Expense

\$52585

Full Flood Increase per 2015 Actuarial Quote

Cash Flow Projections

Gross Operating Income

\$77266

Expenses

52585

Net Operating Income

24681

Debt Service (payment to bank)

25015

Cash Flow

\$-334

Principal Calculation

Debt Service	\$25015
Interest	<u>17662</u>
Principal Reduction	\$7353

Appreciation

Market Value	\$445600
Appreciation Rate	<u>2%</u>
Appreciation Value	\$8912

The 3 Rates of Returns: #1 Cash on Cash Return

Cash Flow	\$-334
Total Investment (Down Payment)	<u>/ 89000</u>
Cash Return	-0.37%

Return on Investment without Appreciation

Cash Flow	\$-334
Principal Reduction	7353
Total Investment	<u>/ 89000</u>
Cash + PR Return	7.88%

Return on Investment with Appreciation

Cash Flow	\$-334
Principal Reduction	7353
Appreciation	8912
Total Investment	<u>/ 89000</u>
Total ROI	17.9%

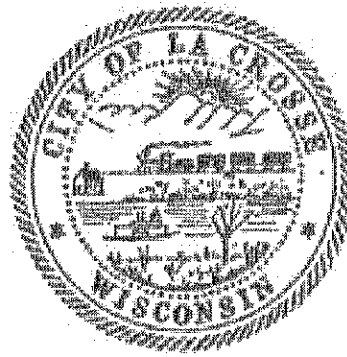
Other Figures

Gross Monthly Rent Multiplier	64 mo
Cap Rate	5.53%

All information and values derived from the use of 'www.TheInvestmentConnection.com' interactive calculators are made available to you only as self-help tools. We can not and do not guarantee their applicability or accuracy in regards under any circumstances. All results are a good estimate of the initial benefits of owning a property

2017

CITY OF LA CROSSE
BOARD OF REVIEW



APPEAL BY RICK HAMILTON
1111 ISLAND ST

Report Prepared by Greg Tooke

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department of Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*. **Complete all sections:**

Section 1: Property Owner/Agent Information			
Property owner name (on changed assessment notice) R HAMILTON ENTERPRISES LLC		Agent name (if applicable) Lawrence R HAMILTON SR Owner	
Owner mailing address 1508 NAKOMIS AVE		Agent mailing address 1508 NAKOMIS AVE	
City LACROSSE	State WI	Zip 54603	City LACROSSE
Owner phone (608) 712-3712	Email rickhamcel@AOL.com	Owner phone (608) 712-3712	Email rickhamcel@AOL.com

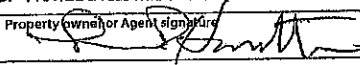
Section 2: Assessment Information and Opinion of Value	
Property address 1111 Island ST	Legal description or parcel no. (on changed assessment notice)
City LACROSSE	State WI
Zip 54603	
Assessment shown on notice - Total 445,600	Your opinion of assessed value - Total 385,200

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			385,200
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Elimination of Flood Insurance Subsidy raising the full annual ROFE to \$136200	Basis for your opinion of assessed value: (Attach additional sheets if needed) revert back to 2016 Assessment

Section 4: Other Property Information	
A. How was this property acquired: (check the box that applies) <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
Acquisition price \$ 500,000 Date 10-17-2006 <small>(mm-dd-yyyy)</small>	
B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, describe: _____	
Date of changes 1-	Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No
<small>(mm-dd-yyyy)</small>	
C. During the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, how long was the property listed (provide dates) 6-1-2014 to 6-1-2014 <small>(mm-dd-yyyy)</small> to <small>(mm-dd-yyyy)</small>	
Asking price \$ _____ List all offers received _____	
D. Was this property appraised within the last five years? Flood Insurance Rate Not Known Yet <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, provide: Date 6-1-2014 Value 500,000 Purpose of appraisal Loan Consolidation <small>(mm-dd-yyyy)</small>	
If this property had more than one appraisal, provide the requested information for each appraisal.	

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ Note: This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing 15 minutes.	
Property owner/Agent signature 	Date (mm-dd-yyyy) 05-12-2017

1111 Island St

14 Units: 2 Efficiencies, 10 x 1 Bedrooms, 2 x2 Bedrooms

Built 1976, 8904 total SF

Sold 10/17/2006 \$500,000



Hamilton Properties

PARCEL #	ADDRESS	# UNITS	SF	# BR's	ASSESSED	ass'd/sf	ass'd/BR	Sale date	Sale \$	Yr Blt
17-10071-020	723 George St	6	3744	12	\$253,500	\$68	\$21,125	1/16/2008	260,000	100 yr flood 1977
17-10216-090	1111 Island St	14	8904	16	\$445,600	\$50	\$27,850	10/17/2006	500,000	100 yr flood 1976
					MEDIAN	\$59	\$24,488			
Sales	Units	SF	# BR's	Sale\$/SF	Sale\$/BR	Sale date	Sale \$	yr blt		
17-10291-100	420 LIBERTY ST.	8	3840	9	\$29,444	6/17/2015	265,000	100 yr flood	1978	
17-10006-010	1002 AVON ST	6	5220	18	\$19,306	8/29/2016	347,500		1979	
17-10038-075	508 ISLAND ST.	7	2352	7	\$25,000	9/6/2016	175,000		1900	
17-10084-090	1501 AVON ST.	4	2302	6	\$24,333	9/30/2016	146,000	*2 EFF	1900	
17-10320-010	210 AVON ST.	9	5200	10	\$44,500	1/18/2017	445,000	500 yr flood	1980	
					MEDIAN	\$69	\$25,000			

Parcel # 17-10216-090 Owner Hamilton Appraiser Greg Tooke
 Address 1111 Island
 PGI

	#Units		BR's		Rent per MONTH	PGI
	2	x	1	x	\$450	\$10,800
	10	x	1	x	483.5	\$58,020
	2	x	2	x	695	\$16,680
		x		x		\$0
		x		x		\$0
TOTAL	14		16			\$85,500

Gross SF 8904

	Other Income	100
Vacancy	PGI	\$85,600
& Collection		\$6,848
Loss	8%	
	Adj. Gross	\$78,752

Pers. Prop	PP Value	4200
	PP Cap Rate	15%
	PP Income	630

Eff Gross Inc. \$78,122

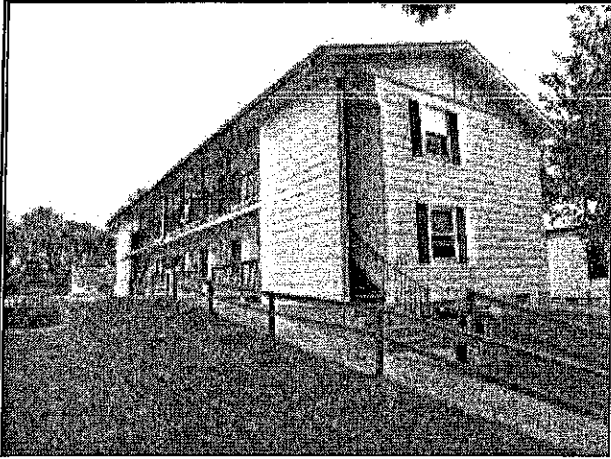
PreTax Expenses		% of PGI	\$ Amount	Cost per SF
Management		4%	\$3,752	
Legal Fee		0.72%	614	
Advertising		0%		
Wages & Salaries		0%		
Supplies		2%	\$1,500	
Decorating		1%	\$845	0.094901168
Cleaning Service		1%	\$842	\$0.09
Rubbish Removal/Snow		2%	\$1,478	\$0.17
Utilities(heat,electric,water)		6%	\$5,239	\$0.59
Insurance		7%	\$6,184	\$0.69
reserve for replacement		5%	\$3,752	\$0.42
Misc.		3%	\$2,339	
TOTAL		31.01%	\$26,545	
... OR....		of PGI		
GROSS				\$0

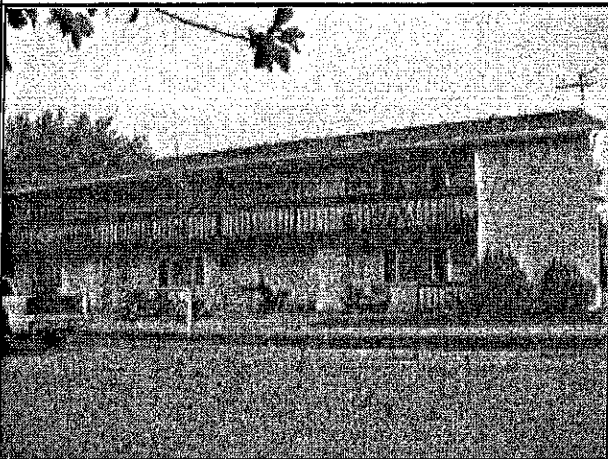
	Pre Tax NOI	\$51,577
	Eff. Fair Mkt Va	\$429,808
Taxes	Pre Tax Cap Rate	12.0%
	Tax Rate	2.9%
	Est. Tax	\$12,550
	Post Tax NOI	\$39,027
	After Tax Cap rate	9.1%

Avg RENT/BR 445.3125

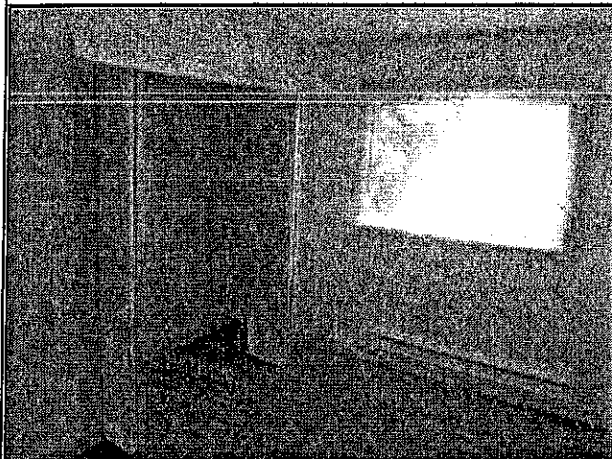
INDICATED VALUE \$429,800

VALUE PER SF	\$48
VALUE PER UNIT	\$30,700
VALUE PER BEDROOM	\$26,863

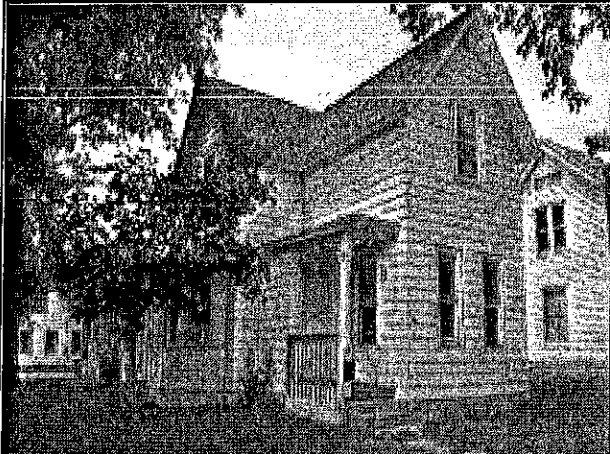
Address: 420 LIBERTY ST La Crosse, Wisconsin 54603-9310 Taxed by: La Crosse				MLS #: 1419947																							
				Property Type: Multi-Family Status: Sold Tax Key: 017010291100 County: La Crosse		List Price: \$270,000 Taxes: \$6,342 Tax Year: 2014 Est. Acreage: 0.2																					
				Flood Plain: Yes Occ. Permit Required: N		Est. Year Built: 1978 Lot Description: 55X155 Zoning: MF																					
				School District: La Crosse High School: Middle School: Elem. School:		Subdivision: Subd. Dues/Yr.: \$ Body of Water: Days On Market: 11																					
Directions: GEORGE ST, TO W ISLAND ST, LEFT ON LIBERTY ST, NEAR BOYS N GIRLS CLUB																											
<table border="1"> <thead> <tr> <th colspan="5">Unit Details</th> </tr> <tr> <th></th> <th>Unit Type 1</th> <th>Unit Type 2</th> <th>Unit Type 3</th> <th>Unit Type 4</th> </tr> </thead> <tbody> <tr> <td>Avg Rent \$</td> <td>380</td> <td></td> <td></td> <td></td> </tr> <tr> <td># Units</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Unit Details						Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4	Avg Rent \$	380				# Units	8				Total Units: 8 Sched Gross Income \$ 36,480 Vac Allow: 0 Gross Operating Inc. \$ 0 Total Operating Exp. \$ 0 Net Operating Income \$ 0 Laundry:		Inside Parking: 0 Outside Parking: 8 Occupied: Yes Security Deposit: Yes Code Comp: Yes DILHR: Yes	
Unit Details																											
	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4																							
Avg Rent \$	380																										
# Units	8																										
Type: Apartment Building # of Stories: 1-2 Stories Exterior: Masonite/PressBoard; Partial-Wood Roofing: Composition Garage/Parking: Outdoor Space 1st Type Unit: 1 Bedroom; 1 Bath; Living Room; Air Conditioning; Range/Oven; Eat-In Kitchen; Cable TV Available; Storage Lockers 2nd Type Unit: Storage Lockers 3rd Type Unit: 1 Bedroom; 1 Bath; Living Room; Air Conditioning; Range/Oven; Eat-In Kitchen; Cable TV Available; Storage Lockers 4th Type Unit: 1 Bedroom; 1 Bath; Living Room; Air Conditioning; Range/Oven; Eat-In Kitchen; Cable TV Available; Storage Lockers Owner Pays: Other Tenant Pays: Electric; Water; Sewer Basement: Partial; Walk Out/Outer Door; Poured Concrete; Laundry Facilities				Heating/Cooling: Electric; Wall/Sleeve Air; Forced Air Water/Waste: Municipal Water; Municipal Sewer Municipality: City Seller Owned: Washer; Dryer; Water Heater Seller Leased: None Tenant Provides: None Documents On File: Seller Condition; Tax Bill; Prior Title Policy; Indep Inspection Rpt; LeadPaint Disclosure; Other		Estimated SqFt #1: 750 or less Estimated SqFt #2: 750 or less Estimated SqFt #3: 750 or less Estimated SqFt #4: 750 or less																					
Remarks: LANDLORD'S DREAM, NO VACANCIES! A GREAT ASSET FOR TOMORROW'S NEST EGG! (8) UNITS THAT INCLD, 1 BR, 1 BA, LIV RM, KIT. (8) WALL A/C, (8) REFRIGS, (8) STOVE, (9) STORAGE UNITS IN BASEMENT, (9) HOT WTR HEATERS, (2) COIN WASHERS, (2) COIN DRYERS. (5) OFF STREET PARKING. (9) ELEC METERS, CUSTOM FIRE ALARM, (1) WTR METER- LANDLORD CHARGES BACK BILL TO TENANTS. ONLY BLOCKS FROM THE BOYS & GIRLS CLB. 24 HR NOTICE REQ. Showing Information: TENANT OCCUPIED/LOCKBOX ON BASEMENT HANDRAIL/CALL 608 582 3338																											
Sub Agent Comm: 2.4 % Buyer Agent Comm: 2.4 % Limited/Unserviced: No Sold Price: \$265,000		Excl. Agency Contract: N Var. Comm.: Y Named Prospects: N Closing Date: 06/17/2015		Broker Owned: N Concessions: No Pending Date: 05/09/2015		Electronic Consent: Yes Listing Date: 04/29/2015 Expiration Date: 12/31/2015 Terms of Sale: Conventional 30																					
Listing Office: RE/MAX First Choice: 505804 Ph: 608-582-3338 Fax: 608-582-3339 URL: http://www.remax-firstchoice-onwi.com		Listing Agent: Sheryl A Reedy CRS,GRI: I38280 Ph: 608-582-3338 Cell: 608-780-7653 Fax: 608-582-3339 Email: sheryl@sherylreedy.com		LA Address: 16859 So 1st Street Galesville, WI 54630 LO License #: 834617-91 LA License #: 50462-90																							
Selling Office: RE/MAX First Choice 5058 Ph: 608-781-7629 URL: http://www.remax-firstchoice-onwi.com License #: 834617-91				Selling Agent: Judy L GullABR,CRS,GRI,CDPE,SFR I36422 Ph: 608-781-7714 Email: Judy@JudyGull.com																							

Address: 1002 N AVON ST La Crosse, Wisconsin 54603-2504		Taxed by: La Crosse		MLS #: 1226273																						
		Property Type: Multi-Family Status: Expired Tax Key: 017010006010 County: La Crosse		List Price: \$320,000 Taxes: \$7,135 Tax Year: 2010																						
		Flood Plain: No Occ. Permit Required: N		Est. Year Built: Lot Description: .189 ACRES Zoning: COM																						
		School District: La Crosse High School: Middle School: Elem. School:		Subdivision: Subd. Dues/Yr.: \$ Body of Water: Days On Market: 367																						
Directions: GILLETE ST SOUTH ON AVON ST TO PROPERTY 441N 1756W																										
<table border="1"> <thead> <tr> <th colspan="5">Unit Details</th> </tr> <tr> <th></th> <th>Unit Type 1</th> <th>Unit Type 2</th> <th>Unit Type 3</th> <th>Unit Type 4</th> </tr> </thead> <tbody> <tr> <td>Avg Rent \$</td> <td>650</td> <td>640</td> <td>625</td> <td>675</td> </tr> <tr> <td># Units</td> <td>3</td> <td>1</td> <td>1</td> <td>1</td> </tr> </tbody> </table>					Unit Details						Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4	Avg Rent \$	650	640	625	675	# Units	3	1	1	1	Total Units: 6 Sched Gross Income \$ 0 Vac Allow: 0 Gross Operating Inc. \$ 0 Total Operating Exp. \$ 0 Net Operating Income \$ 0 Laundry: Common	
Unit Details																										
	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4																						
Avg Rent \$	650	640	625	675																						
# Units	3	1	1	1																						
					Inside Parking: 0 Outside Parking: 6 Occupied: Yes Security Deposit: Yes Code Comp: Yes DILHR: Unknown																					
Type: Apartment Building # of Stories: 1-2 Stories # of Acres: Less than 1/2 Exterior: Vinyl Roofing: Composition Garage/Parking: Outdoor Space; Near Public Transit 1st Type Unit: 3 or More Bedrooms; 1 Bath; Air Conditioning; Range/Oven; Refrigerator; Eat-In Kitchen; Cable TV Available 2nd Type Unit: 3 or More Bedrooms; 1 Bath; Air Conditioning; Range/Oven; Refrigerator; Eat-In Kitchen; Cable TV Available 3rd Type Unit: 3 or More Bedrooms; 1 Bath; Air Conditioning; Range/Oven; Refrigerator; Eat-In Kitchen; Cable TV Available 4th Type Unit: 3 or More Bedrooms; 1 Bath; Air Conditioning; Range/Oven; Refrigerator; Eat-In Kitchen; Cable TV Available Owner Pays: Electric/Public; Water; Sewer Tenant Pays: Electric Basement: Full; Poured Concrete; Laundry Facilities		Heating/Cooling: Electric; Wall/Sleeve Air Water/Waste: Municipal Water; Municipal Sewer Tax Includes: Trash Collection Municipality: City Terms/Misc: Owner May Assist Seller Owned: None Seller Leased: None Tenant Provides: None Documents On File: Seller Condition; LeadPaint Disclosure Estimated Age: 21-40 Years; Not Verified Estimated SqFt #1: 751-1000; Not Verified Estimated SqFt #2: 751-1000; Not Verified Estimated SqFt #3: 751-1000; Not Verified Estimated SqFt #4: 751-1000; Not Verified																								
Remarks: INVESTMENT OPPORTUNITY 6 UNIT WITH SOLID RENTAL HISTORY ALL 6 UNITS HAVE THE SAME FLOORPLAN ALL 6 UNITS HAVE BEEN UPDATED GOOD CASHFLOW FOR A NEW OR SEASONED INVESTOR COIN LAUNDRY BRINGS IN AROUND \$175 A MONTH.																										
Sub Agent Comm: 2.4 % Buyer Agent Comm: 2.4 % Limited/Unserviced: No		Excl. Agency Contract: N Var. Comm.: N Named Prospects: N		Broker Owned: Y Listing Date: 10/13/2011 Expiration Date: 10/13/2012																						
Listing Office: Coldwell Banker River Valley REALTORS: 5349 Ph: 608-784-9930 Fax: 608-784-4660 URL: http://www.cbriervalley.com		Listing Agent: Susan Brooks : I75457 Ph: Cell: Fax: Email:		LA Address: LO License #: 701807-91 LA License #:																						

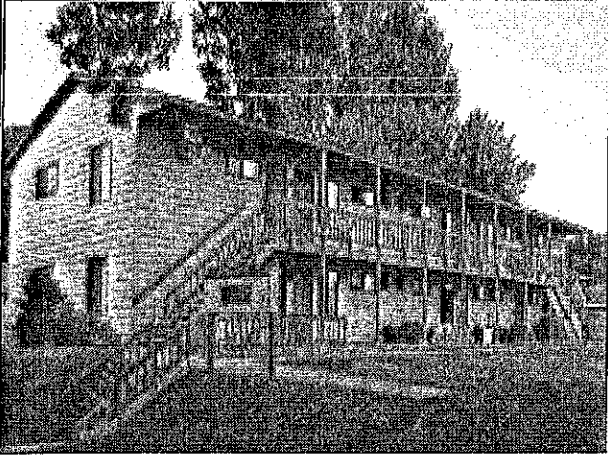
The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or

Address: 1002 AVON La Crosse, Wisconsin 54603-2504 Taxed by: La Crosse				MLS #: 1483189																						
				Property Type: Multi-Family Status: Sold Tax Key: 017010006610 County: La Crosse		List Price: \$350,000 Taxes: \$7,105.24 Tax Year: 2016 Est. Acreage: 0.19																				
				Flood Plain: No Occ. Permit Required: N		Est. Year Built: 1980 Zoning: COMMERCIAL																				
				School District: La Crosse High School: Middle School: Elem. School:		Subdivision: Subd. Dues/Yr.: \$ Body of Water: Days On Market: 9																				
Directions: GILLETTE NORTH ON AVON																										
<table border="1"> <thead> <tr> <th colspan="5">Unit Details</th> </tr> <tr> <th></th> <th>Unit Type 1</th> <th>Unit Type 2</th> <th>Unit Type 3</th> <th>Unit Type 4</th> </tr> </thead> <tbody> <tr> <td>Avg Rent \$</td> <td>750</td> <td></td> <td></td> <td></td> </tr> <tr> <td># Units</td> <td>6</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Unit Details						Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4	Avg Rent \$	750				# Units	6				Total Units: 6 Sched Gross Income \$ 0 Vac Allow: 0 Gross Operating Inc. \$ 0 Total Operating Exp. \$ 0 Net Operating Income \$ 0 Laundry:		Inside Parking: 0 Outside Parking: 6 Occupied: Yes Security Deposit: Yes Code Comp: Yes DILHR: Yes
Unit Details																										
	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4																						
Avg Rent \$	750																									
# Units	6																									
Type: Apartment Building # of Stories: 1-2 Stories Exterior: Aluminum; Vinyl; Partial-Wood; Partial-Vinyl Roofing: Composition Garage/Parking: Outdoor Space; Near Public Transit 1st Type Unit: 3 or More Bedrooms; 1 Bath; Living Room; Air Conditioning; Range/Oven Owner Pays: Water; Sewer Tenant Pays: Heat; Electric Basement: Full; Laundry Facilities				Heating/Cooling: Electric; Wall/Sleeve Air; Forced Air Water/Waste: Municipal Water; Municipal Sewer Municipality: City Seller Owned: Washer; Dryer; Water Softener; Water Heater Seller Leased: None Tenant Provides: None Documents On File: Seller Condition; LeadPaint Disclosure Estimated SqFt #1: 751-1000																						
Remarks: REMODELED 6 UNIT, NOT IN THE FLOOD PLAIN. NEW WOOD LAMINATE FLOOR NEW KITCHENS AND BATHS, FRESHLY PAINTED. ADD TO YOUR PORTFOLIO TODAY. Showing Information: CALL SUSAN, TENANTS REQUIRE NOTICE, 608-317-7902																										
Sub Agent Comm: 2 % Buyer Agent Comm: 2 % Limited/Unserviced: No Sold Price: \$347,500		Excl. Agency Contrct: Y Var. Comm.: N Named Prospects: N Closing Date: 08/29/2016		Broker Owned: Y Concessions: No Pending Date: 06/30/2016																						
Listing Office: LUX Real Estate: 5990 Ph: 608-792-5569 Fax: URL: http://luxbrokerage.com		Listing Agent: Susan Brooks : l75457 Ph: 608-317-7902 Cell: 608-317-7902 Fax: Email: susan.luxrealestate@gmail.com		LA Address: 1216 Bluff Street La Crosse, WI 54601 LO License #: 937786-91 LA License #: 75457-94																						
Selling Office: BHHS Lovejoy Realty 5120 Ph: 608-781-1100 URL: http://www.bhhslovejoy.com License #: 834192-91		Selling Agent: Danyel K ZielkeGRI l43311 Ph: 608-779-2101 Email: danyelzielke@gmail.com License #: 43311-94																								

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
 Copyright 2017 by Multiple Listing Service, Inc. See copyright notice.
 Prepared by Mark Schlafer on Monday, May 15, 2017 12:32 PM.

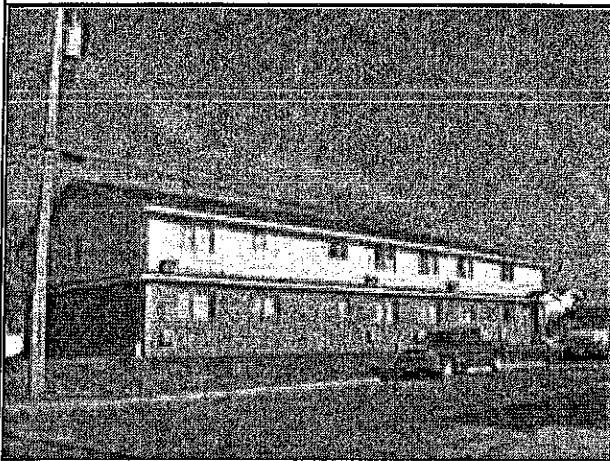
Address: 1501 AVON ST La Crosse, Wisconsin 54601-2237 Taxed by: La Crosse					MLS #: 1485245																						
				Property Type: Multi-Family Status: Sold Tax Key: 017010084090 County: La Crosse		List Price: \$159,900 Taxes: \$3,678 Tax Year: 2015 Est. Acreage: 0.16																					
				Flood Plain: Unknown Occ. Permit Required: N		Est. Year Built: 1900 Lot Description: .164 ACRE Zoning: RES																					
				School District: La Crosse High School: Middle School: Elem. School:		Subdivision: Subd. Dues/Yr.: \$ Body of Water: Days On Market: 30																					
				Directions: BETWEEN SILL ST & GILLETTE ON WEST SIDE OF STREET																							
<table border="1"> <thead> <tr> <th colspan="5">Unit Details</th> </tr> <tr> <th></th> <th>Unit Type 1</th> <th>Unit Type 2</th> <th>Unit Type 3</th> <th>Unit Type 4</th> </tr> </thead> <tbody> <tr> <td>Avg Rent \$</td> <td>600</td> <td>625</td> <td>450</td> <td>400</td> </tr> <tr> <td># Units</td> <td>2</td> <td>2</td> <td>1</td> <td>1</td> </tr> </tbody> </table>					Unit Details						Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4	Avg Rent \$	600	625	450	400	# Units	2	2	1	1	Total Units: 4 Sched Gross Income \$ 24,600 Vac Allow: 0 Gross Operating Inc. \$ 0 Total Operating Exp. \$ 0 Net Operating Income \$ 0 Laundry:		Inside Parking: 2 Outside Parking: 2 Occupied: Yes Security Deposit: Yes Code Comp: Yes DILHR: Yes
Unit Details																											
	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4																							
Avg Rent \$	600	625	450	400																							
# Units	2	2	1	1																							
Type: Apartment Building # of Stories: 1-2 Stories Exterior: Vinyl; Partial-Wood Roofing: Composition Garage/Parking: Outdoor Space 1st Type Unit: 2 Bedrooms 2nd Type Unit: 2 Bedrooms 3rd Type Unit: 1 Bedroom 4th Type Unit: Studio/Efficiency Owner Pays: None Tenant Pays: Electric Basement: Partial					Heating/Cooling: Natural Gas; Wall/Sleeve Air; Other Water/Waste: Municipal Water; Municipal Sewer Tax Includes: Trash Collection Municipality: City Seller Owned: Water Heater Seller Leased: None Tenant Provides: None Documents On File: Seller Condition; Tax Bill Estimated SqFt #1: 750 or less Estimated SqFt #2: 750 or less Estimated SqFt #3: 750 or less Estimated SqFt #4: 750 or less																						
Remarks: GREAT ADDITION TO ANY PORTFOLIO! INCREDIBLE CASHFLOW RIGHT OFF THE BAT. PROPERTY HAS BEEN PROFESSIONALLY MANAGED FOR YEARS, SEVERAL OF THE UNITS TOTALLY REMODELED, 2 CAR GARAGE COULD BE RENTED FOR ADDITIONAL INCOME AS WELL. GREAT CONSISTENT RENTAL ON LACROSSE'S NORTHSIDE JUST BLOCKS FROM THE RIVER! 1 BEDROOM \$425, (2) 2 BEDROOMS \$600 & \$625, 1 STUDIO \$400 FOR TOTAL RENTS OF \$2050. Private Remarks: UNIT 1501 IS VACANT STUDIO TYPICALLY RENTED FOR \$400. Showing Information: CALL LISTING AGENT, NOTICE REQUIRED FOR TENANTS Inclusions: ALL OWNER APPLIANCES. Exclusions: TENANTS PROPERTY																											
Sub Agent Comm: 2.4 % Buyer Agent Comm: 2.4 % Limited/Unserviced: No Sold Price: \$146,000		Excl. Agency Contract: N Var. Comm.: N Named Prospects: N Closing Date: 09/30/2016		Broker Owned: N Concessions: No Pending Date: 07/19/2016		Electronic Consent: Yes Listing Date: 06/20/2016 Expiration Date: 12/20/2016 Terms of Sale: Adj Rate Mtg																					
Listing Office: OneTrust Real Estate: 5422 Ph: 608-433-9344 Fax: 888-249-2520 URL: http://onetrustrealestate.com/		Listing Agent: Josh Neumann : 161069 Ph: 608-385-5548 Cell: 608-385-5548 Fax: 608-807-0509 Email: josh@onetrustrealestate.com		LA Address: P.O. Box 812 Onalaska, WI 54650 LO License #: 56566-90 LA License #: 56566-90																							
Selling Office: Coldwell Banker River Valley REALTORS 534902 Ph: 608-519-3900 URL: http://www.cbrivervalley.com License #: 701807-91		Selling Agent: Dawn Levandoski ABR 172236 Ph: 608-526-9820 Email: dawn@dawnlevandoskiteam.com License #: 57009-90																									

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
 Copyright 2017 by Multiple Listing Service, Inc. See [copyright notice](#).

Address: 210 AVON ST La Crosse, Wisconsin 54603-7340 Taxed by: La Crosse				MLS #: 1504996																							
				Property Type: Multi-Family Status: Sold Tax Key: 017010320010 County: La Crosse		List Price: \$465,000 Taxes: \$8,396 Tax Year: 2015 Est. Acreage: 0.34																					
				Flood Plain: No Occ. Permit Required: N		Est. Year Built: 1980 Lot Description: 100 X 150 Zoning: R-5																					
				School District: La Crosse High School: Middle School: Elem. School:		Subdivision: Subd. Dues/Yr.: \$ Body of Water: Days On Market: 7																					
				Directions: ROSE ST TO MONITOR ST TO AVON ST																							
<table border="1"> <thead> <tr> <th colspan="5">Unit Details</th> </tr> <tr> <th></th> <th>Unit Type 1</th> <th>Unit Type 2</th> <th>Unit Type 3</th> <th>Unit Type 4</th> </tr> </thead> <tbody> <tr> <td>Avg Rent \$</td> <td>665</td> <td>575</td> <td>454</td> <td></td> </tr> <tr> <td># Units</td> <td>1</td> <td>3</td> <td>5</td> <td></td> </tr> </tbody> </table>				Unit Details						Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4	Avg Rent \$	665	575	454		# Units	1	3	5		Total Units: 9 Sched Gross Income \$ 55,920 Vac Allow: 0 Gross Operating Inc. \$ 0 Total Operating Exp. \$ 0 Net Operating Income \$ 0 Laundry: Common		Inside Parking: 0 Outside Parking: 14 Occupied: Yes Security Deposit: Yes Code Comp: Yes DILHR: Yes	
Unit Details																											
	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4																							
Avg Rent \$	665	575	454																								
# Units	1	3	5																								
Type: Apartment Building # of Stories: 1-2 Stories Exterior: Vinyl; Partial-Vinyl Roofing: Composition Garage/Parking: Outdoor Space; Near Public Transit 1st Type Unit: 2 Bedrooms 2nd Type Unit: 1 Bedroom 3rd Type Unit: 1 Bedroom Owner Pays: Water; Sewer Tenant Pays: Heat; Electric Basement: None				Heating/Cooling: Electric; Wall/Sleeve Air; Other Water/Waste: Municipal Water; Municipal Sewer Municipality: City Seller Owned: Washer; Dryer; Water Heater Seller Leased: None Tenant Provides: None Documents On File: Seller Condition; Tax Bill; Lease/Rent Agreement; Floor Plans; Other Estimated SqFt #1: 751-1000 Estimated SqFt #2: 750 or less Estimated SqFt #3: 750 or less																							
Remarks: WELL MAINTAINED NINE UNIT BUILDING WITH 4 OF THE UNITS REMODELED IN THE PAST 5 YEARS, AND ALL UNITS ARE IN GREAT CONDITION. EIGHT UNITS ARE ONE BEDROOMS AND THE OTHER UNITS IS A TWO BEDROOM. ON SITE LAUNDRY ROOM WITH 2 COIN OPERATED WASHERS AND DRYER. THERE IS ALSO A ONE CAR GARAGE FOR ADDITIONAL STORAGE AND BICYCLE STORAGE FOR TENANTS. GREAT CASH FLOW! GREAT TENANTS! PRICED LESS THAN 100 TIMES RENT. Private Remarks: BEING SOLD AS PART OF A 1031 EXCHANGE. CALL FOR RENT ROLL. INITIAL SHOWINGS WILL BE OF 3 UNITS, THE 2BR, A REMODELED 1 BR, AND AN ORIGINAL 1 BR AS THEY ARE ALL THE SAME FLOOR PLAN AND SIMILAR CONDITION, PLUS THE LAUNDRY ROOM AND GARAGE. Showing Information: 24 HOUR NOTICE, CALL OR TEXT LISTING AGENT RICK HAMILTON @ 6087923712 Inclusions: 9 REFRIGERATORS, 9 STOVES, 9 SLEEVE UNIT AIR CONDITIONERS, 2 COIN OPERATED WASHERS, 2 COIN OPERATED DRYERS, 9 UNITS OF WINDOW TREATMENTS. Exclusions: BALANCE OF PERSONAL PROPERTY.																											
Sub Agent Comm: 2 % Buyer Agent Comm: 2 % Limited/Unserviced: No Sold Price: \$445,000		Excl. Agency Contract: N Var. Comm.: N Named Prospects: N Closing Date: 01/18/2017		Broker Owned: N Concessions: No Pending Date: 11/20/2016		Electronic Consent: Yes Listing Date: 11/14/2016 Expiration Date: 05/14/2017 Terms of Sale: Conventional 30																					
Listing Office: Hamilton Realty: 6005 Ph: 608-792-3712 Fax: URL:		Listing Agent: Rick Hamilton : I22320 Ph: 608-792-3712 Cell: 608-792-3712 Fax: Email: rickhamc21@aol.com		LA Address: 1508 Nakomis Ave La Crosse, WI 54603 LO License #: 38785-90 LA License #: 38785-90																							
Selling Office: RE/MAX First Choice 505801 Ph: 608-781-7629 URL: http://www.remax-firstchoice-onwi.com License #: 834617-91		Selling Agent: The Dan Stacey Team I56200 Ph: 608-782-8326 Email: dan@danstaceyteam.com License #: 56200-94																									

Address: 1111 ISLAND ST La Crosse, Wisconsin 54603-2959 Taxed by: La Crosse

MLS #: 873726



Property Type: Multi-Family
Status: Sold
Tax Key: 01701216090
County: La Crosse

List Price: \$500,000
Taxes: \$8,493
Tax Year: 2005

Flood Plain: Yes
Occ. Permit Required: N

Est. Year Built:
Lot Description: .333 ACRES
Zoning: RESID

School District: La Crosse
High School:
Middle School:
Elem. School:

Subdivision:
Subd. Dues/Yr.: \$
Body of Water:
Days On Market: 1

Directions: LANG DRIVE NORTH TO ISLAND ST LEFT ON ISLAND STREET TO PROPERTY
440N 1770W

Unit Details					Total Units: 14 Sched Gross Income \$ 0 Vac Allow: 0 Gross Operating Inc. \$ 0 Total Operating Exp. \$ 0 Net Operating Income \$ 0 Laundry:	Inside Parking: 0 Outside Parking: 14 Occupied: Yes Security Deposit: Yes Code Comp: Yes DILHR: Yes
	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4		
Avg Rent \$	370	315	475			
# Units	10	2	2			

Type:	Apartment Building	Heating/Cooling:	Electric
# of Stories:	1-2 Stories	Water/Waste:	Municipal Water; Municipal Sewer
# of Acres:	Less than 1/2	Municipality:	City
Exterior:	Vinyl; Partial-Brick	Seller Owned:	Washer; Dryer
Roofing:	Composition	Seller Leased:	None
Garage/Parking:	Outdoor Space	Tenant Provides:	None
1st Type Unit:	1 Bedroom	Documents On File:	Seller Condition; Tax Bill
2nd Type Unit:	Studio/Efficiency	Estimated Age:	21-40 Years
3rd Type Unit:	2 Bedrooms	Estimated SqFt #1:	750 or less
Owner Pays:	Water; Sewer	Estimated SqFt #2:	750 or less
Tenant Pays:	Heat; Electric	Estimated SqFt #3:	750 or less
Basement:	Full	Estimated SqFt #4:	Not Available

Remarks: 14 UNIT BUILDING. GOOD OCCUPANCY. SOLD BEFORE PRINT.

Showing Information: CALL AL BOLGER ONLY 385-5750

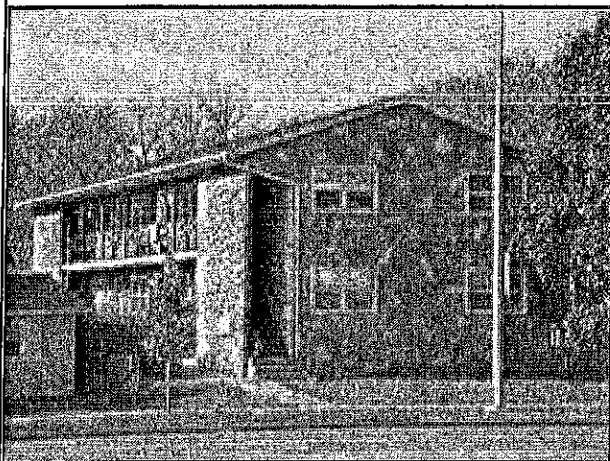
Sub Agent Comm: 0 %	Excl. Agency Contract: N	Broker Owned: Y	
Buyer Agent Comm: 0 %	Var. Comm.: N		Listing Date: 10/16/2006
Limited/Unserviced: No	Named Prospects: N		Expiration Date: 10/30/2006
Sold Price: \$500,000	Closing Date: 10/17/2006	Pending Date: 10/16/2006	Terms of Sale: Other

Listing Office: Century 21 Affiliated: 5045	Listing Agent: Al Bolger : l61155	LA Address:
Ph: 608-784-2121	Ph: Cell:	LO License #: 833681-91
Fax: 608-784-2338	Fax:	LA License #:
URL: http://www.century21affiliated.com	Email:	

Selling Office: Century 21 Affiliated 5045 Ph: 608-784-2121	Selling Agent: Rick Hamilton l22320 Ph:
URL: http://www.century21affiliated.com	Email:
License #: 833681-91	License #:

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
Copyright 2017 by Multiple Listing Service, Inc. See copyright notice.
Prepared by Mark Schlafer on Monday, May 15, 2017 12:34 PM.

Address: 723 GEORGE ST La Crosse, Wisconsin 54603-2610 Taxed by: La Crosse MLS #: 796554



Property Type: Multi-Family
Status: Expired
Tax Key: 017010071020
County: La Crosse

List Price: \$285,000
Taxes: \$5,108
Tax Year: 2004

Flood Plain: Yes
Occ. Permit Required: Y

Est. Year Built:
Lot Description: 50 X 151
Zoning: R-2

School District: La Crosse
High School:
Middle School:
Elem. School:

Subdivision:
Subd. Dues/Yr.: \$
Body of Water:
Days On Market: 182

Directions: NORTH ON WEST AVE, CHANGES TO LANG DRIVE AS YOU CROSS THE MARSH, THEN CHANGES TO GEORGE ST AS YOU CONTINUE NORTH, PARKING IN REAR OFF ALLEY 440N 1760W

Unit Details						
	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4	Total Units: 6	Inside Parking: 0
Avg Rent \$	465				Sched Gross Income \$ 33,480	Outside Parking: 6
# Units	6				Vac Allow: 0	Occupied: Yes
					Gross Operating Inc. \$ 0	Security Deposit: Yes
					Total Operating Exp. \$ 0	Code Comp: Yes
					Net Operating Income \$ 0	DILHR: Yes
					Laundry: Common	

Type:	Apartment Building	Heating/Cooling:	Electric; Other
# of Stories:	1-2 Stories	Water/Waste:	Municipal Water; Municipal Sewer
# of Acres:	Less than 1/2	Municipality:	City
Exterior:	Stucco/Slate	Terms/Misc:	Land Contract; Owner May Assist
Roofing:	Composition	Seller Owned:	Washer; Dryer; Water Heater
Garage/Parking:	Outdoor Space; Near Public Transit	Seller Leased:	None
1st Type Unit:	2 Bedrooms; 1 Bath; Living Room; Air Conditioning; Range/Oven; Refrigerator; Cable TV Available	Tenant Provides:	None
Owner Pays:	Water; Sewer	Documents On File:	Seller Condition; Tax Bill; LeadPaint Disclosure
Tenant Pays:	Heat; Electric	Estimated Age:	21-40 Years
Basement:	Full; Laundry Facilities	Estimated SqFt #1:	Not Available

Remarks: ONE OF TEN LISTINGS BY SAME SELLER. OFFER ON ONE OR UP TO ALL 10. SELLER MAY CARRYBACK A SECOND MORTGAGE OR LOOK AT A LAND CONTRACT. THIS SIX PLEX BUILDING IS IN EXCELLENT CONDITION AND THE UNITS ARE IN VERY GOOD CONDITION. DON'T FORGET THE EXTRA INCOME FROM THE COIN-OPERATED LAUNDRY. BASEMENT IS FULL AND CAN PROVIDE EXTRA STORAGE. INVESTMENT WORKSHEET ON FILE

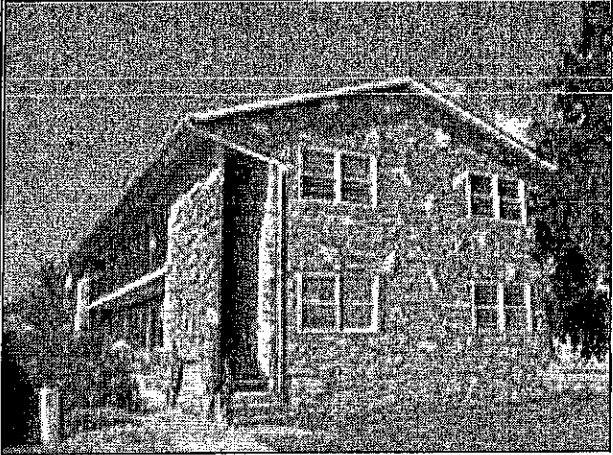
Showing Information: DAY BEFORE NOTICE FOR TENANTS, CALL SAMANTHA AT SHOWING HOTLINE 7842121

Sub Agent Comm: 2 %	Excl. Agency Contract: N	Broker Owned: N
Buyer Agent Comm: 2 %	Var. Comm.: N	Listing Date: 10/23/2005
Limited/Unserviced: No	Named Prospects: N	Expiration Date: 04/22/2006

Listing Office: Century 21 Affiliated: 5045	Listing Agent: Rick Hamilton : I22320	LA Address:
Ph: 608-784-2121	Ph: Cell:	LO License #: 833681-91
Fax: 608-784-2338	Fax:	LA License #:
URL: http://www.century21affiliated.com	Email:	

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.

Copyright 2017 by Multiple Listing Service, Inc. See copyright notice.
Prepared by Mark Schlafer on Monday, May 15, 2017 12:35 PM.

Address: 723 GEORGE La Crosse, Wisconsin 54603-2610 Taxed by: La Crosse					MLS #: 775898																								
					Property Type: Multi-Family Status: Sold Tax Key: 017010071020 County: La Crosse		List Price: \$759,000 Taxes: \$5,107 Tax Year: 2004																						
					Flood Plain: Yes Occ. Permit Required: N		Est. Year Built: Lot Description: 50 X 151 Zoning: COMM																						
					School District: La Crosse High School: Middle School: Elem. School:		Subdivision: Subd. Dues/Yr.: \$ Body of Water: Days On Market: 6																						
					Directions: LOCATED ON GEORGE ST IN NORTH LACROSSE ALLEY PARKING AS THERE IS NO ACCESS ON GEORGE STREET 420N 1780W																								
<table border="1"> <thead> <tr> <th colspan="5">Unit Details</th> </tr> <tr> <th></th> <th>Unit Type 1</th> <th>Unit Type 2</th> <th>Unit Type 3</th> <th>Unit Type 4</th> </tr> </thead> <tbody> <tr> <td>Avg Rent \$</td> <td>475</td> <td></td> <td></td> <td></td> </tr> <tr> <td># Units</td> <td>18</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Unit Details						Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4	Avg Rent \$	475				# Units	18				Total Units: 18 Sched Gross Income \$ 102,600 Vac Allow: 5 Gross Operating Inc. \$ 94,470 Total Operating Exp. \$ 29,610 Net Operating Income \$ 64,860 Laundry:			Inside Parking: 0 Outside Parking: 18 Occupied: Yes Security Deposit: Yes Code Comp: Yes DILHR: Yes	
Unit Details																													
	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4																									
Avg Rent \$	475																												
# Units	18																												
Type: Apartment Building # of Stories: 1-2 Stories # of Acres: Less than 1/2 Exterior: Stucco/Slate Roofing: Composition Garage/Parking: Outdoor Space 1st Type Unit: 2 Bedrooms Owner Pays: Electric/Public; Water; Sewer Tenant Pays: Heat; Electric Basement: Full; Poured Concrete; Laundry Facilities					Heating/Cooling: Electric Water/Waste: Municipal Water; Municipal Sewer Tax Includes: Trash Collection Municipality: City Seller Owned: Washer; Dryer; Water Softener; Water Heater Seller Leased: None Tenant Provides: None Documents On File: Seller Condition; Tax Bill; Prior Title Policy; Appraisal Estimated Age: 21-40 Years Estimated SqFt #1: 2501 or more																								
Remarks: 18 TWO BEDROOM UNITS FULLY OCCUPIED STUCCO BLDGS WITH NEW ROOF SOLD BEFORE PRINT. Private Remarks: OWNER MAY ASSIST WITH FINANCING. Showing Information: 24 HR NOTICE																													
Sub Agent Comm: 2.8 % Buyer Agent Comm: 2.4 % Limited/Unserviced: No Sold Price: \$725,000		Excl. Agency Contrct: Y Var. Comm.: N Named Prospects: N Closing Date: 08/01/2005		Broker Owned: Y Listing Date: 07/24/2005 Expiration Date: 01/24/2006 Pending Date: 07/29/2005 Terms of Sale: Conventional 30																									
Listing Office: Century 21 Affiliated: 5045 Ph: 608-784-2121 Fax: 608-784-2338 URL: http://www.century21affiliated.com		Listing Agent: Al Bolger : l61155 Ph: Cell: Fax: Email:		LA Address: LO License #: 833681-91 LA License #:																									
Selling Office: Century 21 Affiliated 5045 URL: http://www.century21affiliated.com License #: 833681-91		Selling Agent: Rick Hamilton l22320 Ph: Email: License #:																											

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
 Copyright 2017 by Multiple Listing Service, Inc. See copyright notice.
 Prepared by Mark Schlafer on Monday, May 15, 2017 12:35 PM.