



APARTMENT BUILDINGS | 19 UNITS



PROPERTY HIGHLIGHTS

Arboretum Arms Apartments presents a rare opportunity to acquire a well-located multifamily asset in one of Madison's most consistently desirable rental corridors. Situated just steps from the UW Arboretum and Lake Wingra, the property benefits from strong, durable demand drivers including proximity to the University of Wisconsin, Edgewood College, and a highly walkable neighborhood with retail, dining, and transit access.

With a classic brick construction and an established tenant base, Arboretum Arms offers investors the ability to capture both stable in-place income and long-term upside through strategic improvements and rent growth. Opportunities like this—combining irreplaceable location, proven demand, and value-add potential—are increasingly limited. Contact our team today to access financials, rent roll, and pricing guidance.

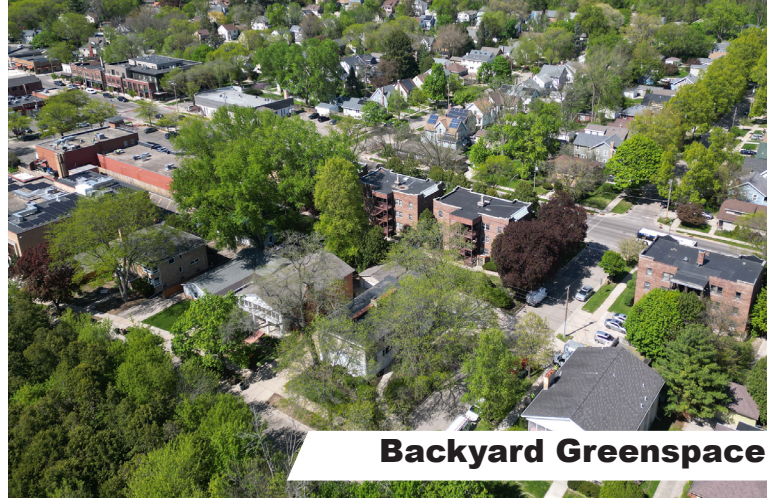
PROPERTY DETAILS

- **Classic brick construction**
- **Value-add potential**
- **Stable tenant base**
- **On-site laundry**
- **Close proximity to UW and Hospitals**
- **Nearby retail, dining, and grocery options**
- **Several units have already been improved**

Sale Price: \$5,300,000



AERIAL PHOTOS



INTERIOR PHOTOS



Ample Natural Light



Renovated Open Kitchen



Quality/Durable Finishes



Hardwood Floors



Bathroom



Kitchen

ADDITIONAL PHOTOS



RENT ROLL

Unit	BD/BA	Status	Rental Income	Parking Income	Pet	Internet	Util	Total	Lease To	Market Rent (before renovations)	Market Rent (after renovations)	With Additional Revenue (Parking, Pet, Internet, Utility)
Arboretum Arms Apartments - 2801 Monroe Street Madison, WI 53711												
2801 - 1 East	2/1.00	Current	\$ 1,550.00	\$ 150.00	\$ 25.00	\$ 45.00	\$ 50.00	\$ 1,820.00	07/31/2027	\$ 1,800.00	\$ 2,500.00	\$ 2,770.00
2801 - 1 West	2/1.00	Current	\$ 1,350.00	\$ 75.00	\$ 35.00	\$ 40.00	\$ 75.00	\$ 1,575.00	06/30/2027	\$ 1,800.00	\$ 2,500.00	\$ 2,725.00
2801 - 2 East	2/1.00	Notice-Unrented	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	06/14/2026	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
2801 - 2 West	2/1.00	Current	\$ 1,350.00	\$ 75.00	\$ -	\$ 45.00	\$ 75.00	\$ 1,545.00	07/31/2026	\$ 1,800.00	\$ 2,500.00	\$ 2,695.00
2801 - 3 East	2/1.00	Notice-Unrented	\$ 1,945.00	\$ 75.00	\$ 35.00	\$ -	\$ 100.00	\$ 2,155.00	08/12/2026	\$ 1,800.00	\$ 2,500.00	\$ 2,710.00
2801 - 3 West	2/1.00	Vacant-Rented	\$ 1,495.00	\$ -	\$ 40.00	\$ -	\$ 75.00	\$ 1,610.00		\$ 1,800.00	\$ 2,500.00	\$ 2,615.00
2811 - 1 East	2/1.00	Vacant-Rented	\$ 1,735.00	\$ 75.00	\$ -	\$ -	\$ 50.00	\$ 1,860.00		\$ 1,800.00	\$ 2,500.00	\$ 2,625.00
2811 - 1 South	1/1.00	Current	\$ 1,200.00	\$ -	\$ -	\$ -	\$ 60.00	\$ 1,260.00	01/31/2027	\$ 1,300.00	\$ 1,700.00	\$ 1,760.00
2811 - 1 West	2/1.00	Vacant-Rented	\$ 2,795.00	\$ -	\$ -	\$ -	\$ -	\$ 2,795.00		\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
2811 - 2 East	2/1.00	Current	\$ 1,845.00	\$ -	\$ -	\$ -	\$ 100.00	\$ 1,945.00	08/12/2027	\$ 1,800.00	\$ 2,500.00	\$ 2,600.00
2811 - 2 West	2/1.00	Current	\$ 1,595.00	\$ 75.00	\$ -	\$ -	\$ 75.00	\$ 1,745.00	08/14/2027	\$ 1,800.00	\$ 2,500.00	\$ 2,650.00
2811 - 3 East	2/1.00	Current	\$ 1,595.00	\$ -	\$ 50.00	\$ -	\$ 75.00	\$ 1,720.00		\$ 1,800.00	\$ 2,500.00	\$ 2,625.00
2811 - 3 West	2/1.00	Current	\$ 1,350.00	\$ 50.00	\$ -	\$ -	\$ 50.00	\$ 1,450.00	07/31/2027	\$ 1,800.00	\$ 2,500.00	\$ 2,600.00
2821 - 1 East	2/1.00	Current	\$ 1,350.00	\$ 50.00	\$ -	\$ 45.00	\$ 50.00	\$ 1,495.00	10/31/2027	\$ 1,800.00	\$ 2,500.00	\$ 2,645.00
2821 - 1 West	2/1.00	Current	\$ 1,725.00	\$ -	\$ -	\$ -	\$ 75.00	\$ 1,800.00	05/31/2027	\$ 1,800.00	\$ 2,500.00	\$ 2,575.00
2821 - 2 East	2/1.00	Current	\$ 1,895.00	\$ -	\$ -	\$ 40.00	\$ 75.00	\$ 2,010.00	08/14/2027	\$ 1,800.00	\$ 2,500.00	\$ 2,615.00
2821 - 2 West	2/1.00	Current	\$ 1,825.00	\$ -	\$ 50.00	\$ -	\$ 100.00	\$ 1,975.00	08/12/2027	\$ 1,800.00	\$ 2,500.00	\$ 2,650.00
2821 - 3 East	2/1.00	Vacant-Rented	\$ 2,380.00	\$ -	\$ -	\$ 45.00	\$ 75.00	\$ 2,500.00		\$ 2,500.00	\$ 2,500.00	\$ 2,620.00
2821 - 3 West	2/1.00	Current	\$ 1,825.00	\$ -	\$ 35.00	\$ -	\$ 100.00	\$ 1,960.00	08/12/2027	\$ 1,800.00	\$ 2,500.00	\$ 2,635.00
Total 19 Units			\$ 33,305.00	\$ 625.00	\$ 270.00	\$ 260.00	\$ 1,260.00	\$ 35,720.00		\$ 35,800.00	\$ 46,700.00	\$ 49,115.00

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

** Market Cap rate reported at 6.0% by CoStar for Madison Market Q4, 2025

CURRENT YTD EXPENSE DETAILS

MARKET CAP RATE VALUATION VS. IN PLACE RENTS

CURRENT

MARKET

GROSS POTENTIAL RENTS:		\$ 424,020.00	\$ 589,380.00
REPORTED EXPENSES		\$ 85,026.00	\$ 87,576.78
PROPERTY TAXES		\$ 55,898.00	\$ 57,574.94
NET OPERATING INCOME		\$ 283,096.00	\$ 444,228.28
CAP RATE:		6.00%	6.00%
CAP RATE VALUATION:		\$ 4,718,266.67	\$ 7,403,804.67
Gross Rent Multiplier:	11	\$ 4,664,220.00	\$ 6,483,180.00



TRAILING 12-MONTH EXPENSE DETAILS

Expense		Trailing 12-Month Totals
Repairs/Maintenance	\$	31,151
Snow/Lawn	\$	9,890
Gas/Electric/Water	\$	32,699
Management	\$	6,236
Trash Removal	\$	3,439
HVAC	\$	2,202
Pest Control	\$	2,431
Taxes	\$	52,963
Cleaning	\$	1,375
Electrical Repair	\$	3,200
Plumbing	\$	2,842
Internet	\$	840
Totals	\$	149,268



STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.