1220 Janesville Ave, Fort Atkinson WI

Shopping Center

Unit	Tenant / Use	Sq. Ft.	Monthly Rent ($)	Annual Rent ($)	Notes
100	Branded Gas Station	3109			10 pumps, Fiberglass Tanks
200	Coffee Shop	1200	$1,339	$16,068	3% yearly increase
300	Smoke Shop	1200	$1,323	$15,876	5% yearly increase
400	Spa / Mexican Restaurant	1200	$1,300	$15,600	5% yearly increase
500	Abilities	3116	$1,970	$23,640	Below-market rent
600	Abilities (same)				Included with Unit 500
700	Private Driveway Unit	1560	$1,700	$20,400	Independent access
Storage Units	30 Units (various sizes)		$3,500	$42,000	Consistent monthly rent
				$133,584	

Gas Station

Category	Details	Amount ($)
Fuel Sales	15,000 gal/month × $0.25 margin	$45,000
Inside Store Sales	$50,000/month × 25% margin	$150,000
Lottery Commission	$250/month	$3,000
ATM & Bitcoin	$350/month	$4,200
Total Gas Station Gross Income		$202,200
Utilities	$2,000/month	-$24,000
Maintenance & Supplies	Annual	-$2,400
Total Gas Station Expenses		-$21,600
Net Gas Station Profit		$180,600

Financial Service

Category	Amount ($)
Total Retail & Storage Rent	$133,584
Net Gas Station Profit	$180,600
Gross Income	$314,184
Property Tax	$27,000
Insurance	$4,500
Landscaping	$2,400
Net Operating Income (NOI)	$280,284 /yr

Asking Price $2,199,000

Cap Rate 12.7% CAP