



THE REALTY COMPANY

1817 & 1838 N HUMBOLDT AVE

FOR SALE: \$1,260,000



1817 N Humboldt Ave

Discover a premier investment opportunity, a **10-unit multifamily property** located at

1817 & 1838 N Humboldt Ave  
Milwaukee, WI 53202

Nestled in a **vibrant East Side neighborhood**, this property offers a strategic location just minutes from downtown Milwaukee, providing easy access to shopping, dining, and entertainment.

The area is renowned for its cultural richness and strong rental demand, making it an attractive choice for investors seeking **stable returns**.

With **modern amenities and well-maintained units**, these properties promise **consistent cash flow and potential for appreciation**.

Well maintained, remodeled units, new roof, new patio, and tuck pointing.



1838 N Humboldt Ave

*For more information, please contact:*

850 Elm Grove Road, Suite 19  
Elm Grove, WI 53122

**TheRealtyCompanyLLC.com**

**Lorna Mueller, Owner/Broker**

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# 1817 & 1838 N HUMBOLDT AVE

# TRC

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**PRICE \$1,260,000**



**Property Location:**

1817 & 1838 N Humboldt , Milwaukee WI 53211

**Type of Property:** 2 Apt. Buildings

**Size of Property:** 10 units

**Date:** 6/5/2026

Property INCOME	1817	1838	TOTAL	Rent Roll			
	2025	2025	2025	Unit	Rent	Type	SD
Rent	\$ 70,973.67	\$ 63,165.15	\$ 134,138.82	1817 -1	950	1/1	950
Other Income	\$ 587.81	\$ -	\$ 587.81	2	945	1/1	995
				3	1170	2/1	1150
				4	1230	2/1	1210
				5	1495	2/2	1535
	\$ 71,561.48	\$ 63,165.15	\$ 134,726.63				
<b>OPERATING EXPENSES</b>							
Advertising	\$ 229.00		\$ 229.00				
Fire	\$ 45.32	\$ 45.32	\$ 90.64	1838-1	970	1/1	785
Supplies		\$ 498.81	\$ 498.81	2	875	1/1	820
Maintenance	\$ 2,260.75	\$ 400.00	\$ 2,660.75	3	1120	1/1	1100
Repairs		\$ 608.31	\$ 608.31	4	1075	1/1	975
Insurance	\$ 1,935.00	\$ 1,416.00	\$ 3,351.00	5	1095	1/1	1065
Cleaning	\$ 360.00		\$ 360.00				
Remodel	\$ 3,068.55	\$ 3,658.00	\$ 6,726.55				
Gas and Electric	\$ 884.03	\$ 2,574.73	\$ 3,458.76				
Water Sewer		Tenant					
Pest	\$ 1,028.21		\$ 1,028.21				
Trash	\$ 1,898.56		\$ 1,898.56				
Landscape	\$ 475.21	\$ 1,574.75	\$ 2,049.96				
Taxes	\$ 11,054.00	\$ 12,457.00	\$ 23,511.00				
<b>Total Expenses</b>	\$ 23,238.63	\$ 23,232.92	\$ 46,471.55				



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