



ZOCCOLI REALTY

BUILDING LEGACIES. ONE KEY AT A TIME

1222 N 116TH ST

WAUWATOSA, WI 53226

4-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY



PROPERTY HIGHLIGHTS



Well-maintained all-brick
4-family in desirable Wauwatosa



Four 2-bedroom,
1-bath units



Strong income potential with
Unit 4 recently remodeled
and projected at \$1,300/month



Excellent location close to
shopping, dining, parks,
and schools



Professional property
management in place



FINANCIAL SUMMARY

List Price	\$659,900
Gross Scheduled Income (Projected)	\$54,600
Operating Expenses	\$18,367
Net Operating Income (NOI)	\$36,233
Cap Rate (Pro Forma)	5.49%
Gross Rent Multiplier (GRM)	12.09

UNIT MIX & RENT ROLL

UNIT	BD/BA	CURRENT RENT	STATUS
Unit A	2 BD / 1 BA	\$1,200	Occupied
Unit B	2 BD / 1 BA	\$1,000	Occupied
Unit C	2 BD / 1 BA	\$1,050	Occupied
Unit D	2 BD / 1 BA	\$1,300 (Projected)	Vacant (Remodeled)
TOTAL		\$4,550 / MONTH	\$54,600 / YEAR

Unit D (4) has been recently remodeled and is being kept vacant for ease of showings.

PROPERTY DETAILS

Year Built	1960
Building Size	Approx. 3,576 SF
Lot Size	0.27 Acres (11,761 SF)
Construction	All Brick
Parking	Off-Street
2025 Property Taxes	\$8,923



EXCLUSIVELY LISTED BY:

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