

# GOOD HOPE

2020 W Good Hope Rd, 2000 W Good Hope Rd, 1950 W Good Hope Rd, Glendale, WI 53209

# TRC

THE REALTY COMPANY

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**GOOD  
HOPE**

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# GOOD HOPE

## PROPERTY INFORMATION

### PURCHASE PRICE

*\$1,875,000.00*

### PROPERTY ADDRESS

*2020 W Good Hope Rd, 2000 W Good Hope Rd, 1950 W Good Hope Rd  
Glendale, WI 53209*

### YEAR BUILT

*1976*

### PROPERTY SIZE

*12 Sq. Ft.*

### LAND SIZE

*1.20 Acres*

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# PROPERTY OVERVIEW

Discover a premier investment opportunity in the vibrant community of Glendale, WI! Good Hope, a 12-unit multifamily property, is strategically positioned across three prime locations: 2020, 2000, and 1950 W Good Hope Rd. This asset offers investors the potential for substantial returns in a market characterized by robust growth and increasing demand for rental housing. Each unit has 2 large bedrooms, 1 1/2 bathrooms, large living spaces and is situated near essential services, schools, and recreational facilities, ensuring high tenant appeal. Clean spacious basements house tenant storage, owner storage, and tenant and coin laundry. Tenants pay all utilities; all 3 buildings have newer roofs. Tenant off-street parking is a bonus!



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS



Good Hope Apartments  
2 Bedroom Unit 1,055 s.f.  
Finishes will vary by unit

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# Good Hope Rd

2020 Good Hope Rd  
Glendale, WI 53209



## 1-Year Proforma Cash Flow Summary

Fiscal Year Beginning October 2026



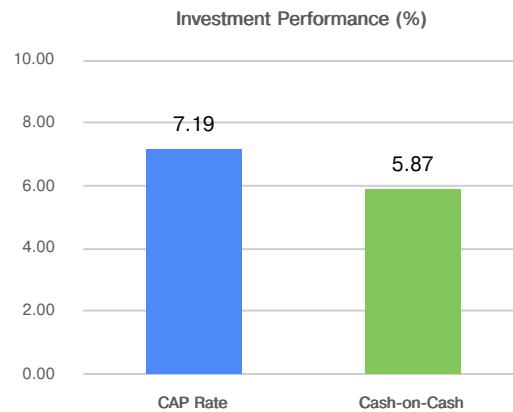
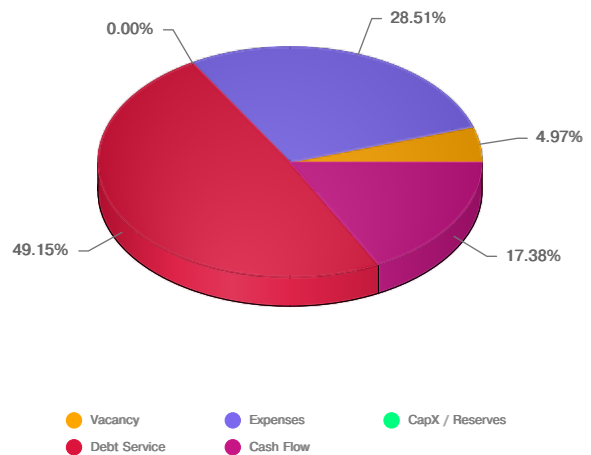
For the Year Ending	Year 1 Sep-2027
POTENTIAL RENTAL INCOME (PRI)	\$201,360
- Vacancy / Credit Loss	\$10,068
EFFECTIVE RENTAL INCOME	\$191,292
+ Other Income	\$1,200
GROSS OPERATING INCOME (GOI)	\$192,492
- Operating Expenses	\$57,744
NET OPERATING INCOME (NOI)	\$134,748
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$99,551
CASH FLOW BEFORE TAXES	\$35,197

### EXPENSE DETAIL

Real Estate Taxes	\$27,860
Property Insurance	\$9,000
Property Management	\$9,600
Utilities : Water & Sewer	\$1,424
Utilities : Other	\$860
Repairs And Maintenance	\$5,000
Landscape Maintenance	\$2,000
Trash	\$2,000
TOTAL OPERATING EXPENSES	\$57,744
<b>NET OPERATING INCOME (NOI)</b>	<b>\$134,748</b>



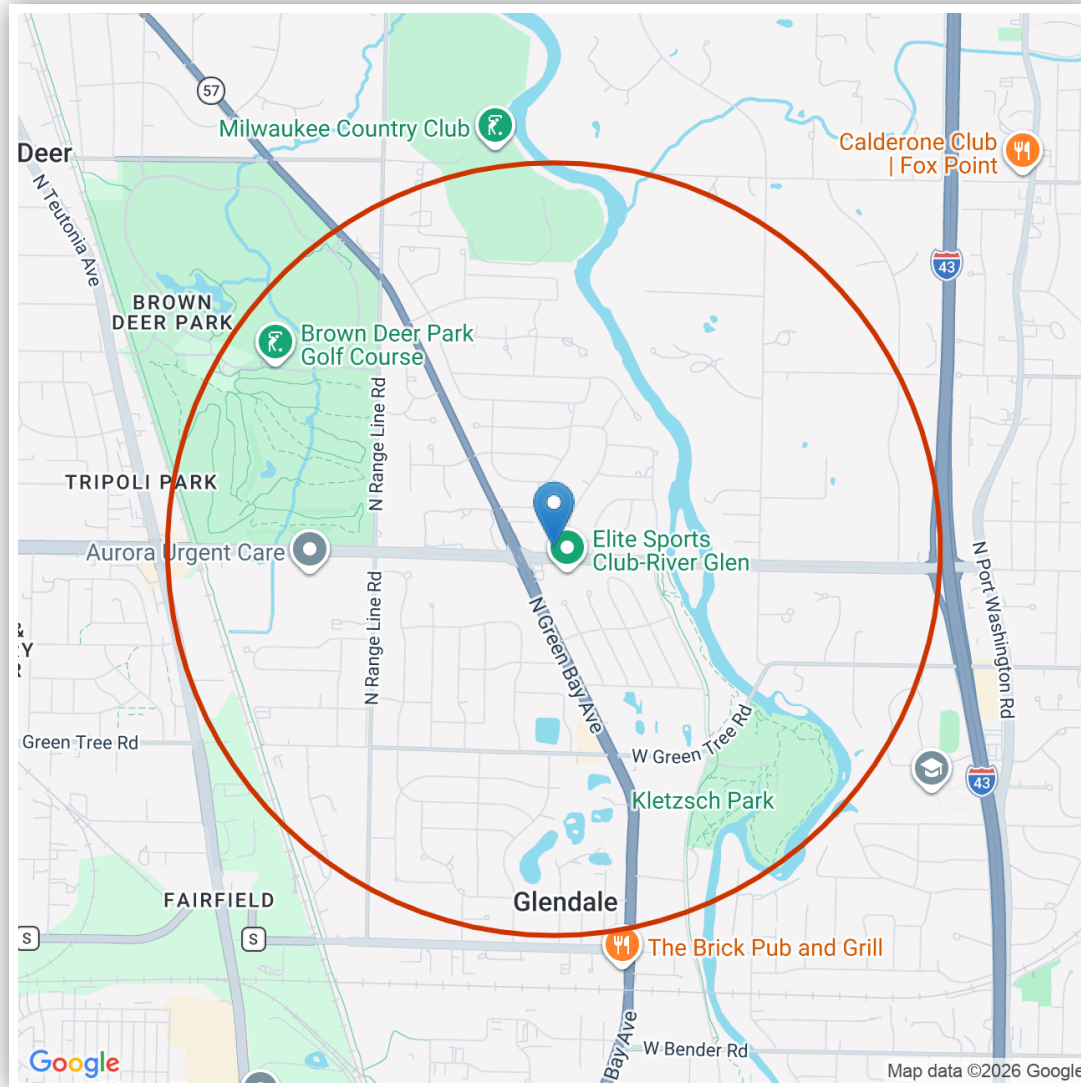
Purchase Price	\$1,875,000
+ Acquisition Costs	\$37,500
- Mortgage(s)	\$1,312,500
+ Loan Fees Points	\$0
Initial Investment	\$600,000



TheAnalyst® App  
<http://TheAnalystPRO.com>  
[support@CREtm.com](mailto:support@CREtm.com)

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither The Realty Company LLC nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

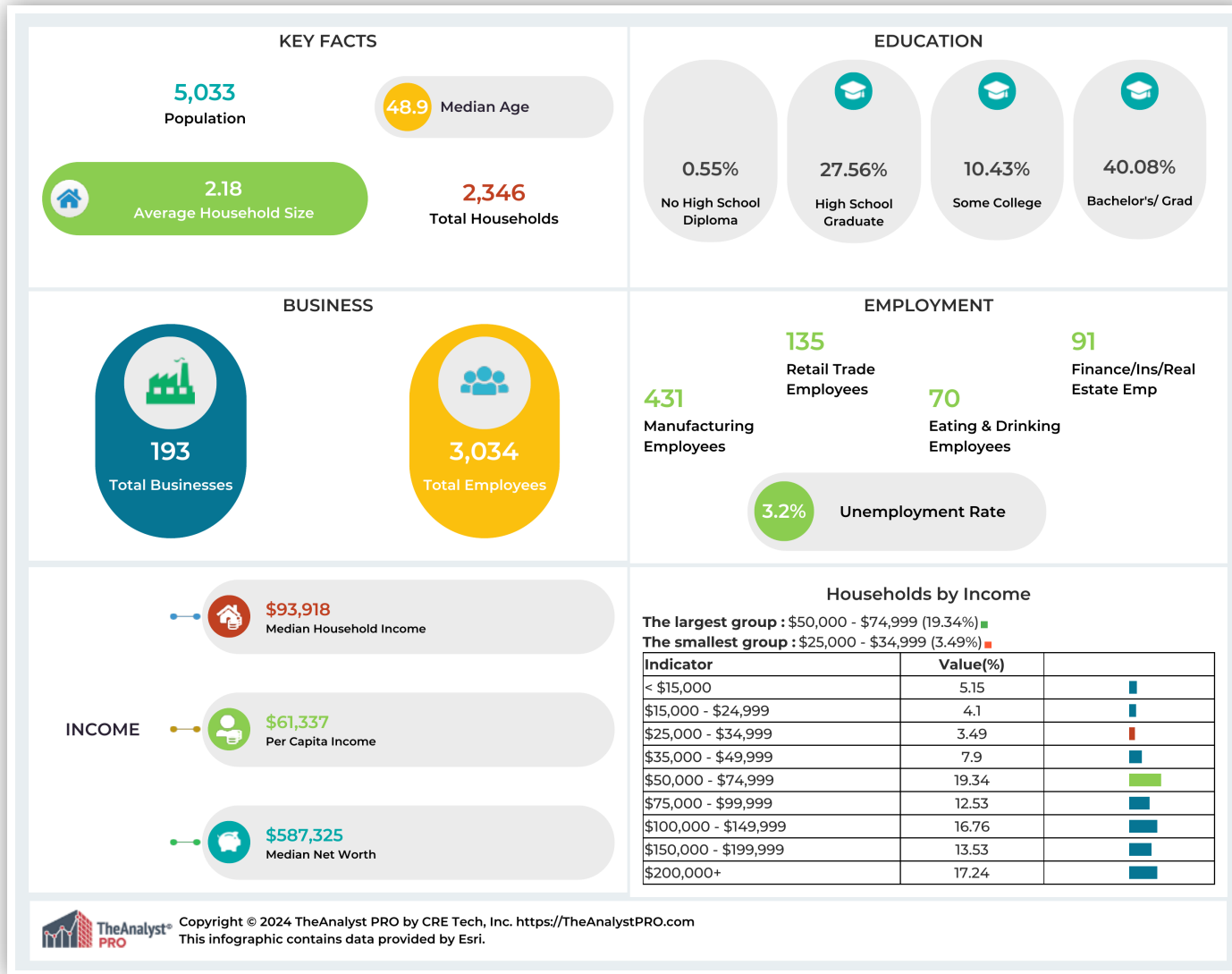
# LOCATION/STUDY AREA MAP (RING: 1 MILE RADIUS)



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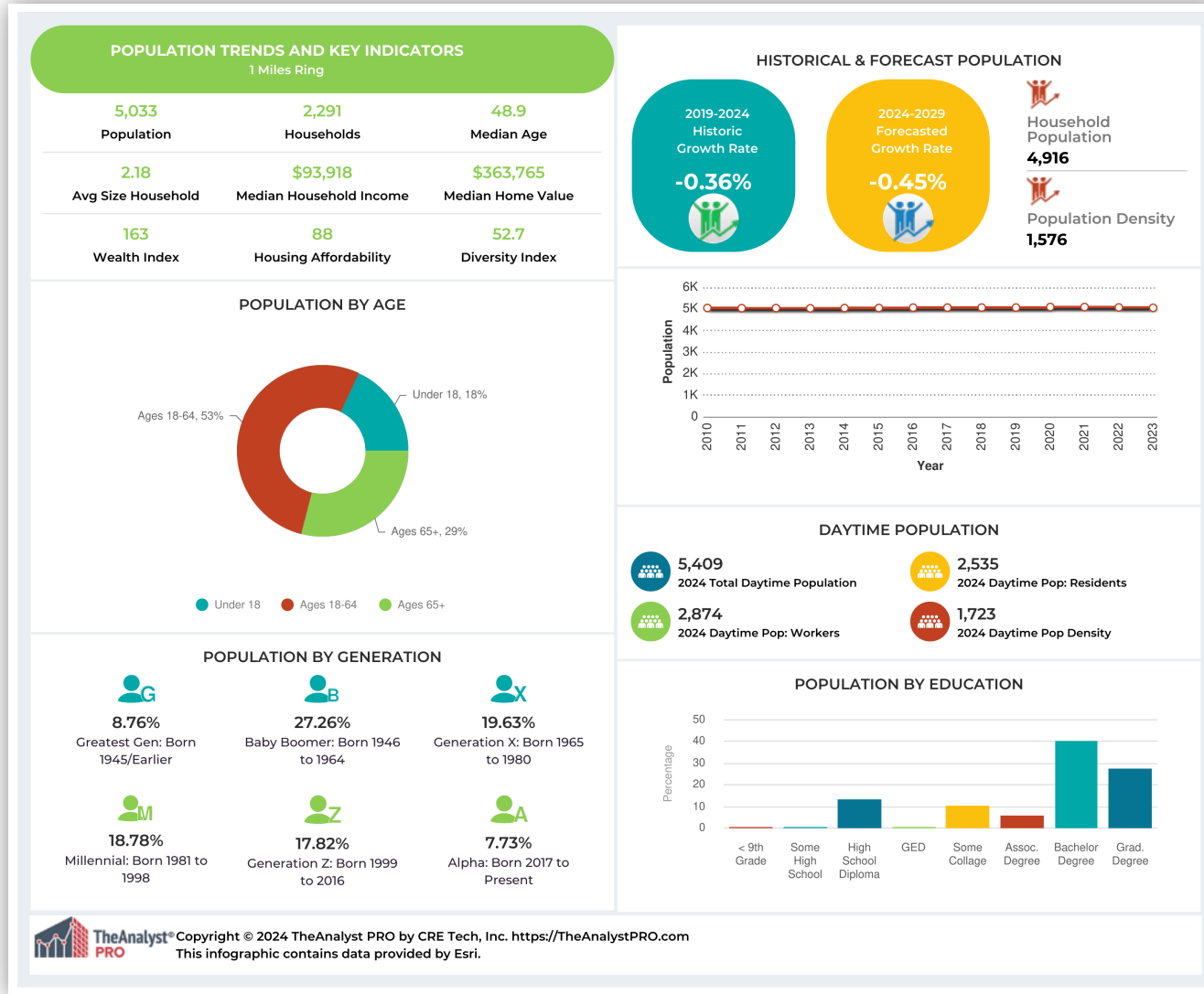
# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



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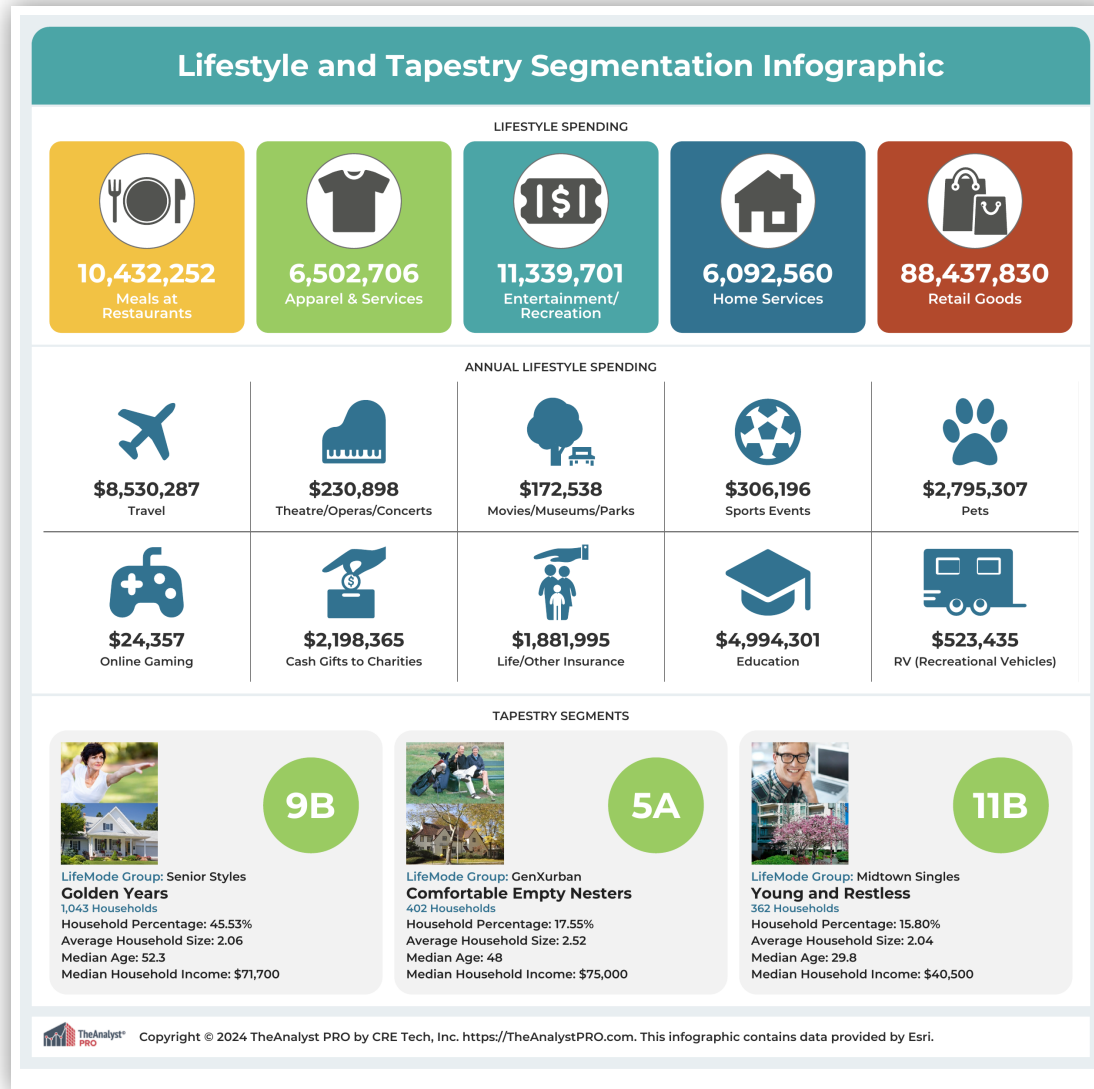
# INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



## GOOD HOPE

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# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

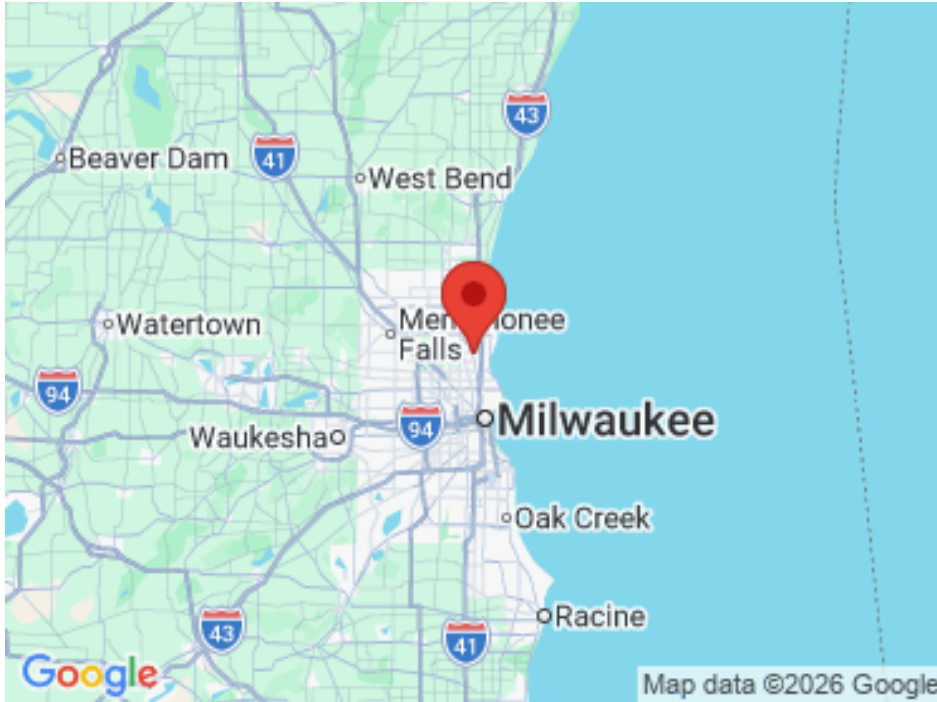
Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)

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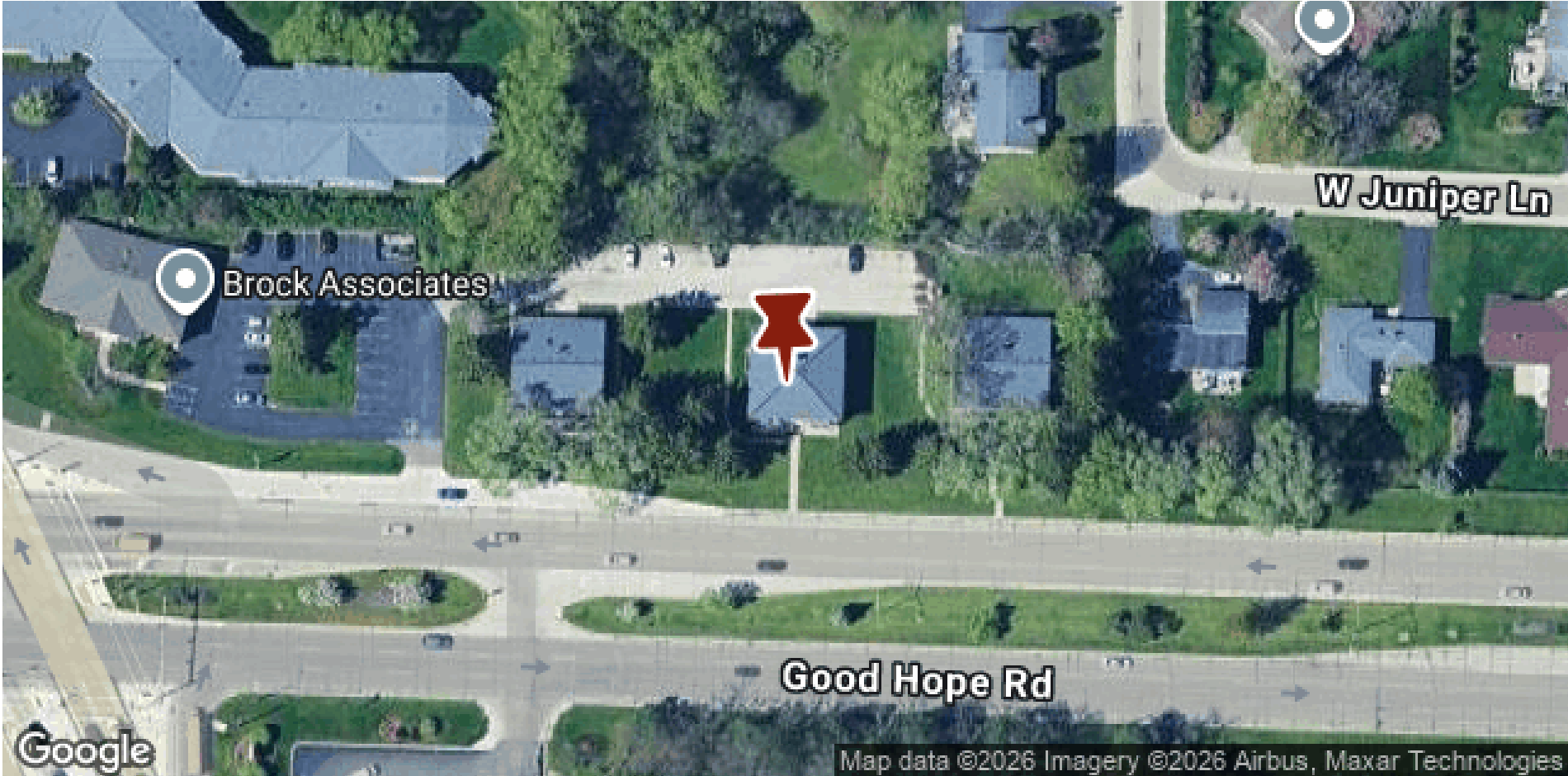
# AREA LOCATION MAP



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# AERIAL ANNOTATION MAP



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