



1040 7th Ave.

Located in Baldwin, Wisconsin, this 4-Plex features three spacious 1-Bedroom & one 2-Bedroom apartments. Built around the turn of the century these units are 100% occupied and very easy to keep rented. Tenants pay their unit electric and gas for heat. Owner pays water and trash. New owner has room to raise rents as they are below market. Off-street parking spots.



ACF Apartment
CASH FLOW, INC.

Nathan Opatz
MULTI-FAMILY BROKER

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PROPERTY DETAILS

1040 7th Ave., Baldwin WI 54002

Sales Price	\$315,000.00
Price per Unit	\$ 78,750 / Unit
Unit Mix	3 - One BD, One BA Units / Approx. 650+ SqFt. 1 - Two BD, One BA Unit / Approx. 800+ SqFt.
Property ID #	PID #106-1007-40-000 (St. Croix County)
Heating	Gas Space Heaters / Tenants Pay for Heat
Roof	Pitched Roof / Asphalt Shingles
Exterior	Exterior Vinyl Siding / North Side Replaced 2025
Parking	Off-Street 6-Car Parking Lot / Gravel
Laundry	No Onsite Laundry
Utilities	Tenants ALL pay for their unit Electric & Heat Owner pays for Water, Sewer, and Trash Expenses



No warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein.
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PROPERTY RENT ROLL

1040 7th Ave., Baldwin WI 54002

<u>UNIT</u>	<u>TYPE</u>	<u>SQFT</u>	<u>RENT</u>	<u>LEASE</u>	<u>MARKET</u>
1	1BD, 1BA	650 SQFT	\$665.00	11/25/2026	\$ 850.00
2	1BD, 1BA	650 SQFT	\$775.00	Monthly	\$ 850.00
3	1BD, 1BA	650 SQFT	\$800.00	04/25/2027	\$ 850.00
4	2BD, 1BA	800 SQFT	\$700.00	Monthly	\$1,000.00

TOTALS **\$2,940** **\$3,550**

Avg. 1-Bedroom Rent \$746.67

Avg. 2-Bedroom Rent \$700.00

PROFORMA STATEMENT

INCOME:

SCHEDULED ANNUAL INCOME	\$35,280.00	@ Market Rents
LESS VACANCY (0%)	\$ 0.00-	*Always Full
LAUNDRY INCOME	\$ 0.00	*No Laundry

GROSS INCOME **\$35,280.00**

<u>EXPENSES:</u>	<u>ANNUAL</u>	<u>SOURCE</u>	<u>% GOI</u>
PROPERTY TAXES 2026	\$ 4,806.38	ST.CROIX COUNTY	13.62 %
INSURANCE	\$ 3,000.00	MARKET	8.50 %
WATER & SEWER	\$ 2,560.29	2025 ACTUALS	7.26 %
RUBBISH	\$ 900.00	2025 ACTUALS	2.56 %
MAINTENANCE / REPAIRS	\$ 1,600.00	ESTIMATED \$400/UNIT	4.53 %
SUPPLIES	\$ 1,000.00	ESTIMATED	2.83 %
LAWN CARE / SNOW REMOVAL	\$ 900.00	ESTIMATED	2.55 %
MISCELLANEOUS	\$ 400.00	ESTIMATED	1.13 %
TOTAL EXPENSES	\$15,166.67		42.98 %

NET OPERATING INCOME **\$20,113.33**

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PHOTOS



AERIAL



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