18-unit South Side Portfolio

MULTIFAMILY MAX

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Licensed through Apartment Cash Flow, Inc.

Executive Summary

We are pleased to exclusively present the South Side Portfolio, a four-property, 18-unit multifamily assemblage located across the established South Side neighborhoods of Milwaukee, Wisconsin. Built between 1890 and 1914, the portfolio offers a diverse unit mix, strong in-place cash flow, and a below-replacement-cost basis. The four properties may be purchased as a full portfolio.

Investment Highlights

- 18 units across four separate tax parcels, sold as a portfolio
- Approximately $146,965 in current NOI at an 8.65% going-in cap rate
- Diverse unit mix spanning 1, 2, 3, and 4-bedroom floor plans
- Established South Side locations near Downtown Milwaukee and Lake Michigan
- Below-replacement-cost basis with rent upside across all four assets

18

TOTAL UNITS

$1,700,000

PORTFOLIO PRICE

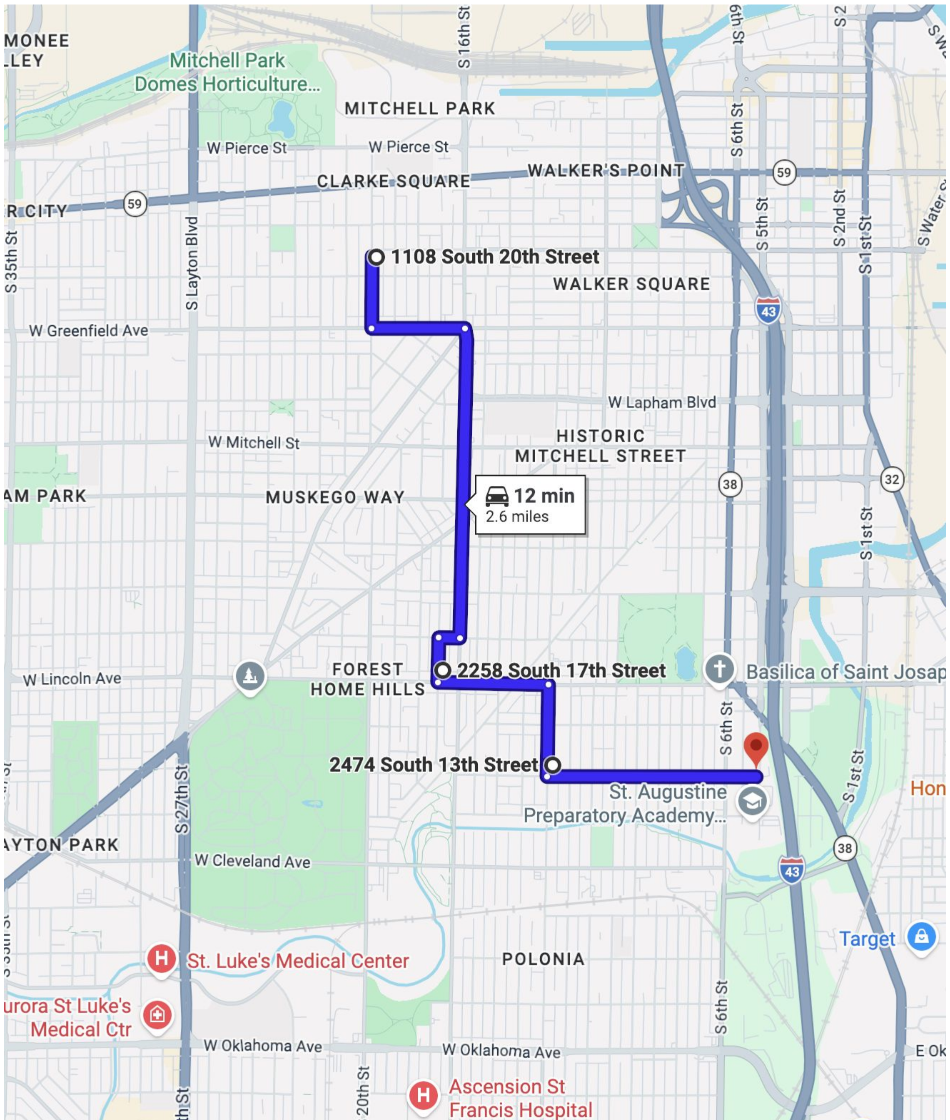
$94,444

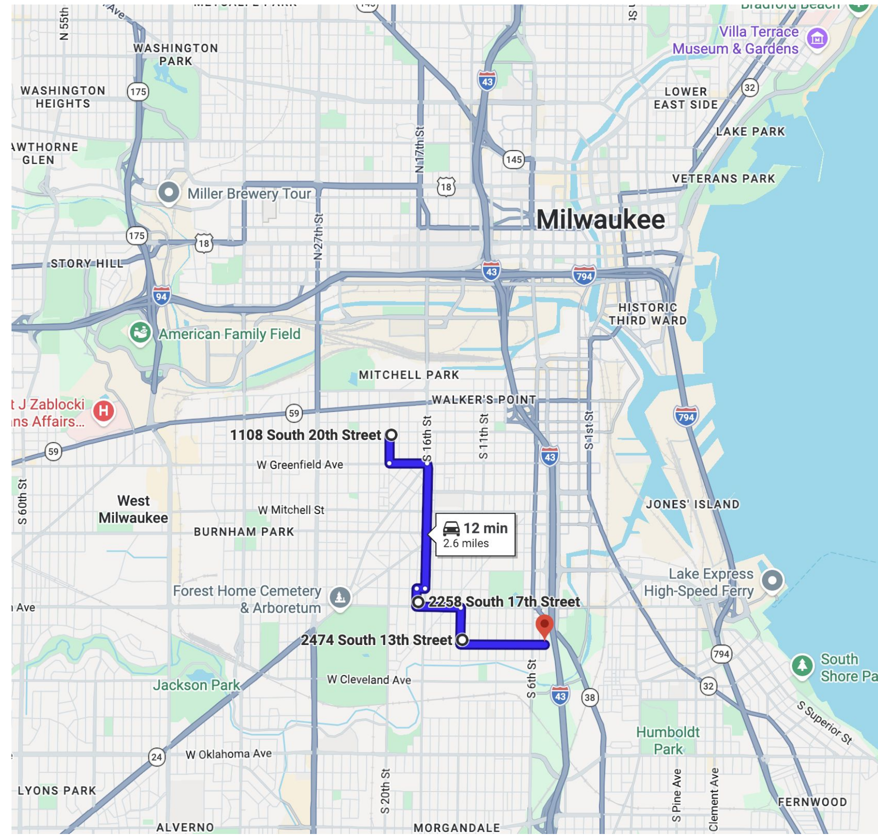
PRICE / UNIT

8.65%

CURRENT CAP RATE

Portfolio at a Glance





- 500 W Arthur Ave, Milwaukee, WI 53207
- 2474 S 13th St, Milwaukee, WI 53215
- 2258 S 17th St, Milwaukee, WI 53215
- 1108-1110 S 20th St, Milwaukee, WI 53204

Property Summary

Address	500 W Arthur Ave
City, State, Zip	Milwaukee, WI 53207
Year Built	1909
Parcel ID	4980586100
Zoning	RT4
Acreage	0.12
# of Units	3
SF Per Unit	803
Net Rentable SF	2,409

Pricing Summary

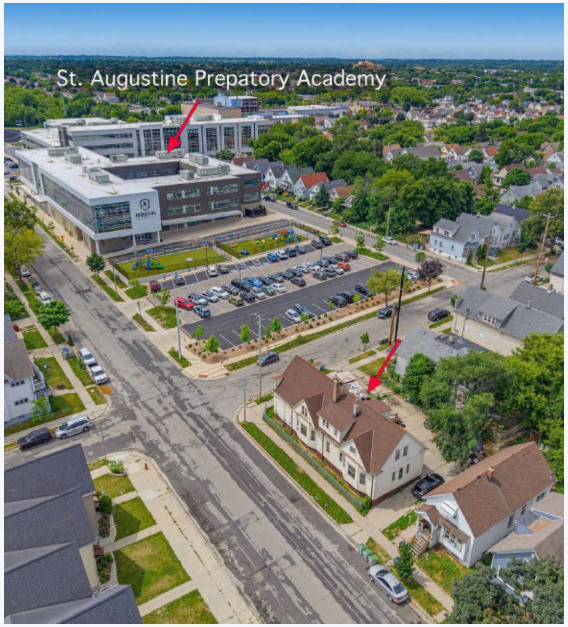
Price	$300,000
Price / Unit	$100,000
Price / SF	$124.53
Current Cap Rate	9.52%
Proforma Cap Rate	8.95%

Rent Roll Summary

Unit Type	Count	Average SF	Current Rent	Market Rent
1×1	1	600	$875	$1,000
3×1	1	859	$1,400	$1,400
4×1	1	950	$1,300	$1,500
Total / Average	**3**	**803**	**$1,192**	**$1,300**






St. Augustine Prepatory Academy

Approximate Property Line

Property Summary

Address	2474 S 13th St
City, State, Zip	Milwaukee, WI 53215
Year Built	1907
Parcel ID	4970121000
Zoning	RT4
Acreage	0.09
# of Units	4
SF Per Unit	788
Net Rentable SF	3,150

Pricing Summary

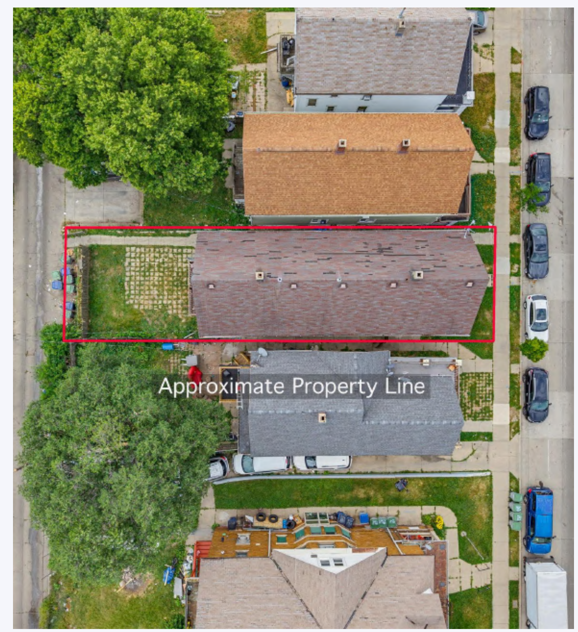
Price	$375,000
Price / Unit	$93,750
Price / SF	$119.05
Current Cap Rate	8.93%
Proforma Cap Rate	8.81%

Rent Roll Summary

Unit Type	Count	Average SF	Current Rent	Market Rent
2×1	3	750	$1,033	$1,200
3×1	1	900	$1,100	$1,300
Total / Average	**4**	**788**	**$1,050**	**$1,225**






2474

Approximate Property Line

Property Summary

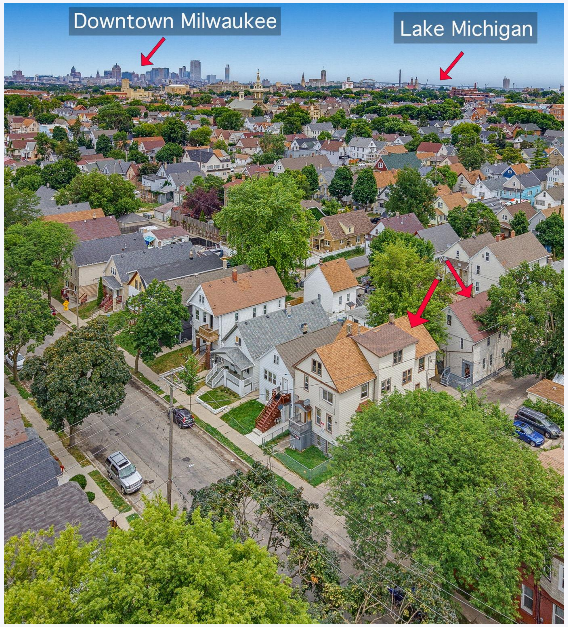
Address	2258 S 17th St
City, State, Zip	Milwaukee, WI 53215
Year Built	1890
Parcel ID	4691832000
Zoning	RT4
Acreage	0.07
# of Units	8
SF Per Unit	669
Net Rentable SF	5,350

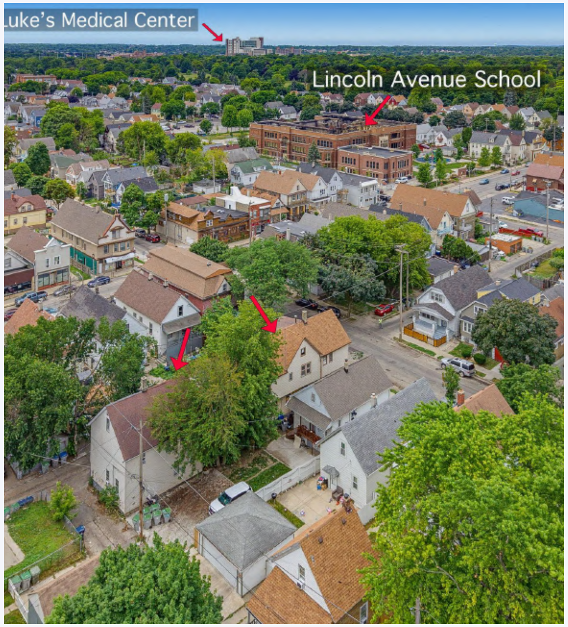
Pricing Summary

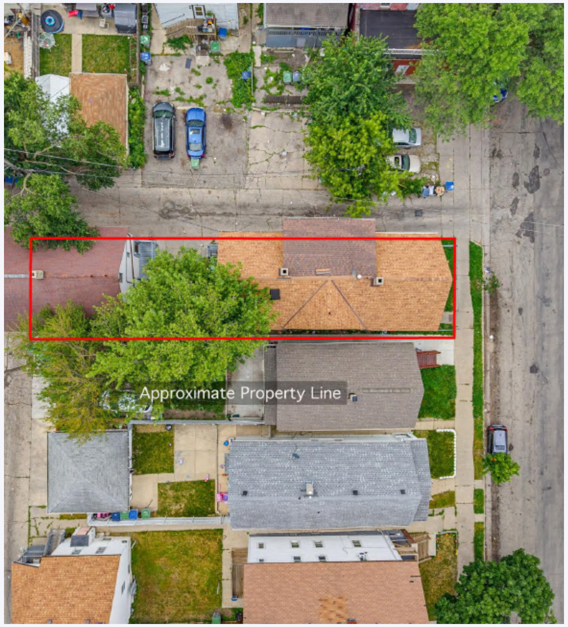
Price	$700,000
Price / Unit	$87,500
Price / SF	$130.84
Current Cap Rate	8.22%
Proforma Cap Rate	7.89%

Rent Roll Summary

Unit Type	Count	Average SF	Current Rent	Market Rent
1×1	4	600	$863	$1,000
2×1	3	700	$942	$1,150
3×1	1	850	$1,350	$1,400
Total / Average	**8**	**669**	**$953**	**$1,106**


Downtown Milwaukee
Lake Michigan


uke's Medical Center
Lincoln Avenue School


Approximate Property Line

Property Summary

Address	1108, 1110, 1110a S 20th St
City, State, Zip	Milwaukee, WI 53204
Year Built	1914
Parcel ID	4331968000
Zoning	RT4
Acreage	0.09
# of Units	3
SF Per Unit	1,150
Net Rentable SF	3,450

Pricing Summary

Price	$325,000
Price / Unit	$108,333
Price / SF	$94.20
Current Cap Rate	8.43%
Proforma Cap Rate	8.09%

Rent Roll Summary

Unit Type	Count	Average SF	Current Rent	Market Rent
3×1	3	1,150	$1,167	$1,300
Total / Average	**3**	**1,150**	**$1,167**	**$1,300**


Approximate Property Line

16/18 Units Below Market

ON ALL UNITS

Month to Month Leases

ON ALL UNITS

$18,900

CURRENT MONTHLY RENT

$21,450

MARKET MONTHLY RENT

Rent Roll Summary

Unit #	Unit Type	SF	Current Rent	Lease Type	Market Rent
500 W Arthur					
1	1×1	600	$875	MTM	$1,000
2	3×1	859	$1,400	MTM	$1,400
3	4×1	950	$1,300	MTM	$1,500
2474 S 13th St					
1	2×1	750	$1,100	MTM	$1,200
2	2×1	750	$800	MTM	$1,200
3	2×1	750	$1,200	MTM	$1,200
4	3×1	900	$1,100	MTM	$1,300
2258 S 17th St					
1	1×1	600	$975	MTM	$1,000
2	1×1	600	$825	MTM	$1,000
3	2×1	700	$975	MTM	$1,150
4	1×1	600	$825	MTM	$1,000
5	2×1	700	$975	MTM	$1,150
6	1×1	600	$825	MTM	$1,000
7	2×1	700	$875	MTM	$1,150
8	3×1	850	$1,350	MTM	$1,400
1108, 1110, 1110a S 20th St					
Bottom	3×1	1,150	$1,200	MTM	$1,300
Top	3×1	1,150	$1,200	MTM	$1,300
Back	3×1	1,150	$1,100	MTM	$1,300

Rent Comparables

Address	City	Year Built	Units	1-Beds Rent	1-Beds SF	1-Beds PSF
2459 S 8th St	Milwaukee	1895	2	-	-	-
2132 S 23rd St	Milwaukee	1900	2	-	-	-
2235 S 20th St	Milwaukee	1905	4	-	-	-
1306 W Scott St	Milwaukee	1885	4	-	-	-
632 W Historic Mitchell St	Milwaukee	1892	7	-	-	-
1710 W Mineral St	Milwaukee	1897	4	$925	-	-
1239 S 8th St	Milwaukee	1894	8	-	-	-
1574 S Union St	Milwaukee	1899	4	-	-	-
2468 S 6th St	Milwaukee	1890	2	-	-	-
Average	**-**	**-**	**-**	**$925**	**-**	**-**

2-Beds Rent	2-Beds SF	2-Beds PSF	3-Beds Rent	3-Beds SF	3-Beds PSF	4-Beds Rent	4-Beds SF	4-Beds PSF
$1,000	900	$1.11	-	-	-	-	-	-
$1,000	-	-	-	-	-	-	-	-
$1,000	-	-	-	-	-	-	-	-
$1,100	-	-	-	-	-	-	-	-
$1,205	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	$1,300	1,000	$1.30	-	-	-
-	-	-	$1,250	-	-	-	-	-
-	-	-	-	-	-	$1,600	-	-
$1,061	**900**	**$1.18**	**$1,275**	**1,000**	**$1.28**	**$1,600**	**-**	**-**

Portfolio Financials

Operating Income

- 5% vacancy assumed

Operating Expenses

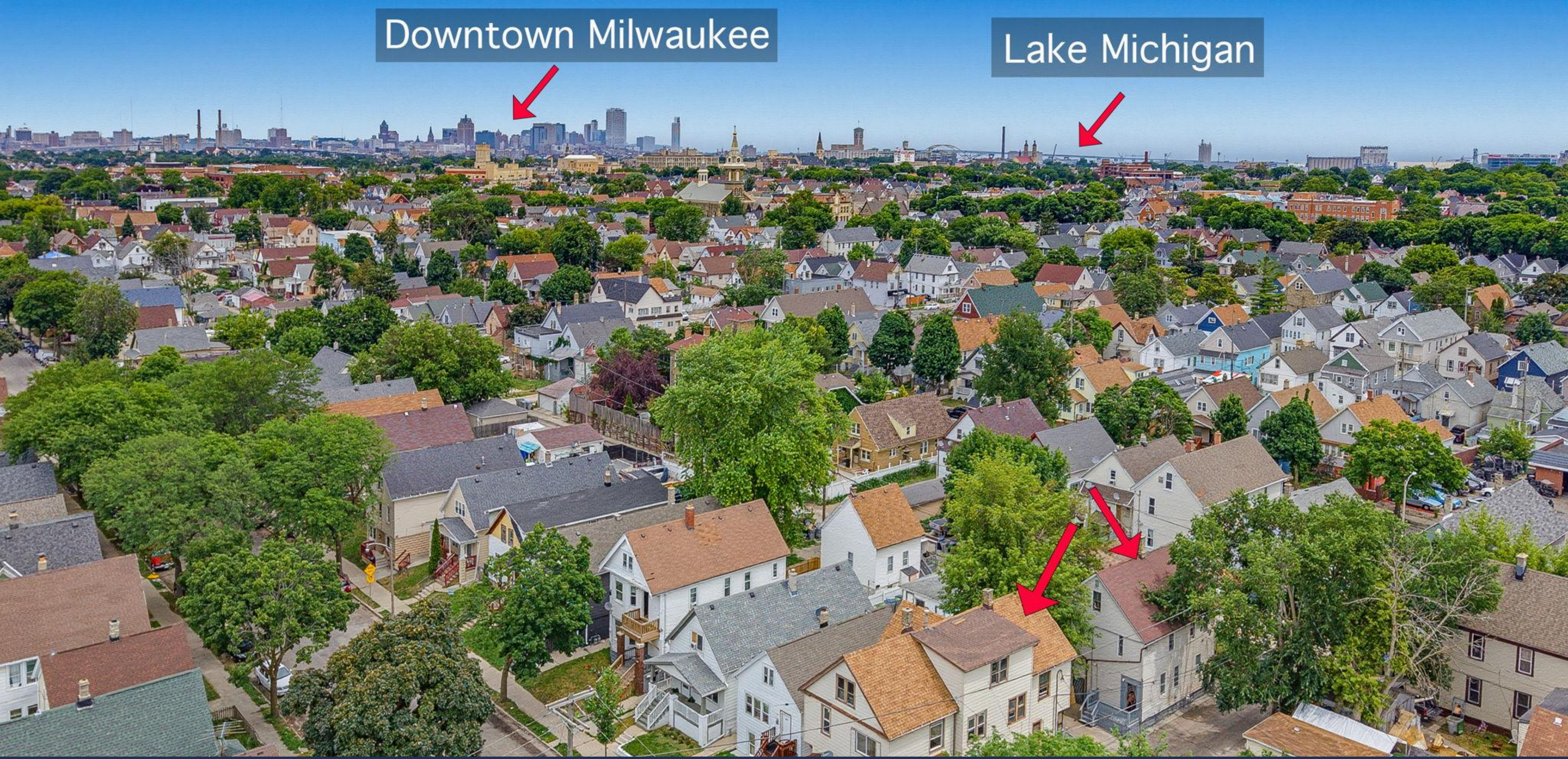
- Standard assumptions for admin, legal, landscaping, repairs/maintenance, turnover, and management (7%)
- Owner paid common electric and water/sewer
- Trash expense only for 17th St
- All taxes reassessed at sales price in proforma
- Capital reserves set to $350/unit/year

*Stabilized underwriting incorporates market rents while normalizing management, capital reserves, and real estate taxes at the proposed purchase price, resulting in a conservative view of ongoing portfolio operations.

Income & Expense Summary

Operating Income	Current	Proforma
Market Rent	258,600	258,600
Vacancy Loss	(11,340)	(12,870)
Gain / (Loss) to Lease	(31,800)	0
Effective Gross Income	**215,460**	**245,730**

Operating Expenses	Current	Proforma
General / Administrative	900	900
Legal / Accounting	900	900
Landscaping	5,400	5,400
Repairs / Maintenance	14,400	14,400
Turnover	5,400	5,400
Management		17,116
Total Controllables	**27,000**	**44,116**
Utilities - Electric	2,700	2,700
Utilities - Water / Sewer	3,600	3,600
Utilities - Trash	1,800	1,800
Taxes	20,495	34,361
Insurance	12,900	12,900
Capital Reserves		6,300
Total Fixed	**41,495**	**61,661**
Total Operating Expenses	**68,495**	**105,777**
Expenses / EGI %	*31.79%*	*43.05%*
Net Operating Income	**146,965**	**139,953**



Contact

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