

APARTMENTS FOR SALE

2553-2565 SOUTH LOGAN AVE.

BAY VIEW, WI 53207



BAY VIEW ROW HOUSES

2553-2565 S. LOGAN AVE.
BAY VIEW, WI 53207

SALE PRICE: \$810,000

ZONING: RT-4

LOT SIZE: 0.348 acres

SQUARE FOOTAGE: 7,525 SF

YEAR BUILT: 1894, per city records

CONSTRUCTION: Brick, updated vinyl siding, asphalt shingle roof

PARKING: Off-street; rear of building

HVAC: Individual forced air units

UTILITIES: Gas, electric, municipal water/sewer

REAL ESTATE TAXES:

\$18,352.59 (2025)

TAX KEY: 50-0248-000

REAL ESTATE ASSESSMENT: \$810,100 (2026)

COMMENTS: Five -unit Apartment Building, with LR/DR, Kitchen, 3 BR, 1 BA

Two stories, unfinished basement, exterior brick, vinyl siding, roof asphalt shingles, individual furnaces, washer/dryer hookups, 40-gallon water heaters, each unit. Improvements: Main Roof 2019, Front porches, siding & windows, back addition roofs, gutters and downspouts. First time on market since 1970's. Long term tenants. Tenants pay own utilities, including water/sewer.



CONTACT

SUSAN SARDINA, BROKER
EXECUTIVE VICE PRESIDENT
Ogden & Company, Inc.
sues@ogdenre.com
414-270-4148

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ADDITIONAL PHOTOS

2553-2565 SOUTH LOGAN AVENUE



REAR OF BUILDING

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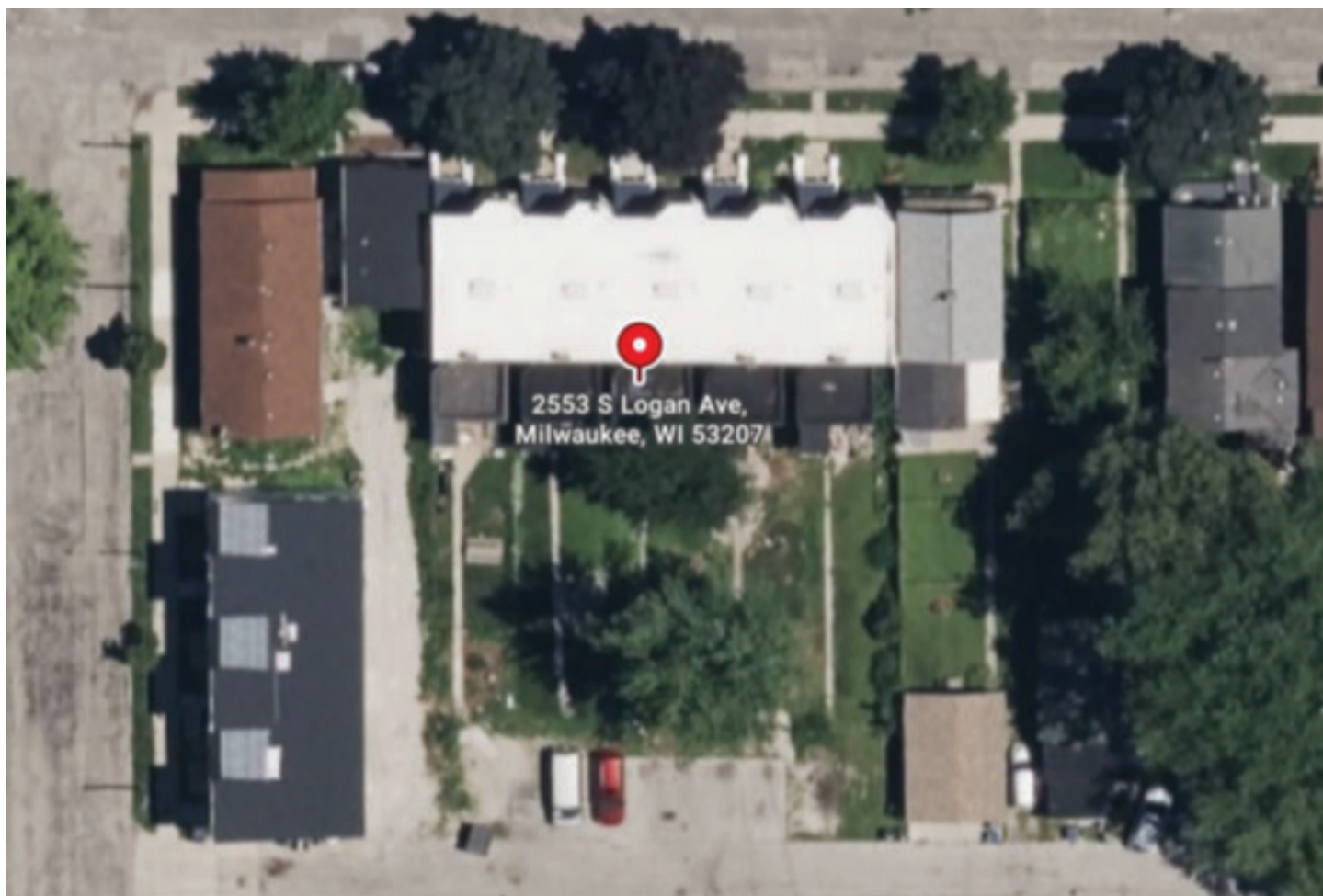
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The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or other conditions or withdrawal without notice.

Ogden & Company, Inc. | 1665 N. Water Street | Milwaukee, WI | 53202
Telephone: 414-276-5285 | Fax: 800-787-4205
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AERIAL MAP

2553-2565 SOUTH LOGAN AVENUE



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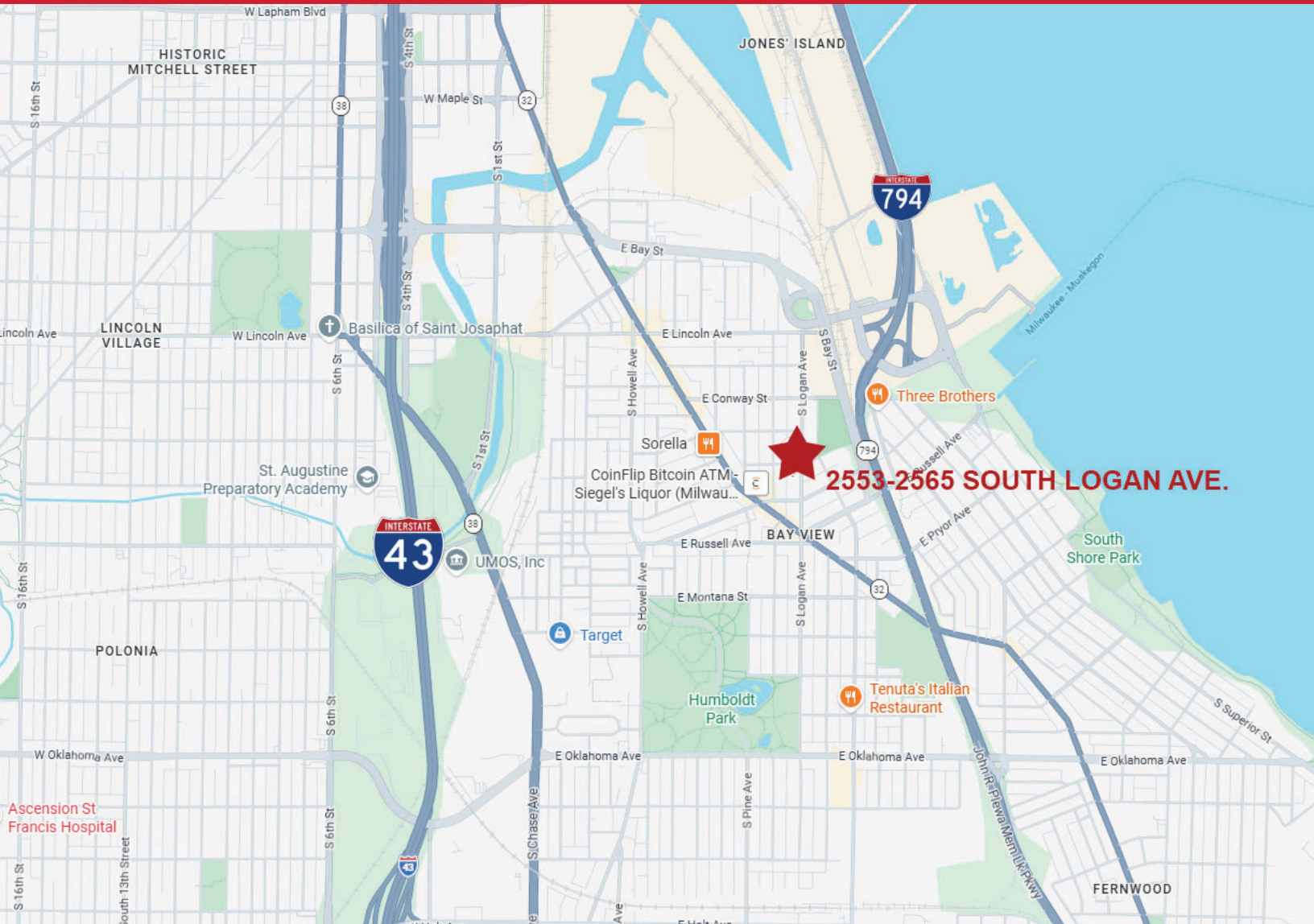
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MAP

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PROFORMA

2553-2565 SOUTH LOGAN AVENUE



BAY VIEW ROW HOUSES | PROFORMA ESTIMATE OF INCOME & EXPENSES

Bay View Row Houses Proforma Estimate of Income & Expenses

		Annual	\$/Unit
INCOME			
Apartment Rent - \$1,500*	5 Units	\$ 90,000	\$ 18,000
Vacancy (2%)		(1,800)	(360)
Other Income		-	-
TOTAL RENT INCOME		\$ 88,200	\$ 17,640
EXPENSES			
Management/Admin		4,410	882
Utilities		260	52
Repairs & Maintenance		3,010	602
Snow, Lawn, Trash & Recycling		3,453	691
Real Estate Tax		18,353	3,671
Insurance		5,011	1,002
Personnel/Administrative		900	180
Reserves		1,764	353
Miscellaneous		414	83
TOTAL OPERATING EXPENSES		\$ 37,575	\$ 7,515
NET OPERATING INCOME		\$ 50,625	\$ 10,125
CAPITALIZATION RATE			
		6.25%	

OFFERING PRICE **\$ 810,000**

Note Disclosure:

*Current Avg. Rents \$1,100

Any projections, proformas, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

We do not make any guarantees, warranties or representations as to the accuracy thereof.

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

EFFECTIVE JULY 1, 2016



1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must
2 provide you the
3 following disclosure statement:
4 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The
5 Firm is either an agent
6 of another party in the transaction or a subagent of another firm that is the agent of another
7 party in the transaction. A
8 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you.
9 Whenever the Firm is
10 providing brokerage services to you, the Firm and its brokers and salespersons
11 (hereinafter Agents) owe you, the
12 customer, the following duties:
13 (a) The duty to provide brokerage services to you fairly and honestly.
14 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
15 (c) The duty to provide you with accurate information about market conditions within a reason-
16 able time if you request
17 it, unless disclosure of the information is prohibited by law.
18 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless
19 disclosure of the
20 information is prohibited by law (see lines 42-51).
21 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will
22 not disclose your
23 confidential information or the confidential information of other parties (see lines 23-41).
24 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
25 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased man-
26 ner and disclose the
27 advantages and disadvantages of the proposals.
28 Please review this information carefully. An Agent of the Firm can answer your questions about
29 brokerage services,
30 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney,
31 tax advisor, or home
32 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for
33 information only. It is a
34 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wis-
35 consin statutes.
36 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any
37 information given to the
38 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a
39 reasonable person
40 would want to be kept confidential, unless the information must be disclosed by law or you autho-
41 rize the Firm to
42 disclose particular information. The Firm and its Agents shall continue to keep the information
43 confidential after the
44 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:
29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written
31 inspection
32 report on the property or real estate that is the subject of the transaction.
33 To ensure that the Firm and its Agents are aware of what specific information you consider confi-
34 dential, you may
35 list that information below (see lines 35-41) or provide that information to the Firm or its Agents
36 by other means. At a
37 later time, you may also provide the Firm or its Agents with other Information you consider to be
38 confidential.
39 **CONFIDENTIAL INFORMATION:** _____
40 _____
41 _____
42 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and
43 its Agents): _____
44 _____
45 _____
46 (Insert information you authorize to be disclosed, such as financial qualification information.)
47 **DEFINITION OF MATERIAL ADVERSE FACTS**
48 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party
49 indicates is of such
50 significance, or that is generally recognized by a competent licensee as being of such significance
51 to a reasonable
52 party, that it affects or would affect the party's decision to enter into a contract or agreement
53 concerning a transaction
54 or affects or would affect the party's decision about the terms of such a contract or agreement.
55 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a com-
56 petent licensee
57 generally recognizes will significantly and adversely affect the value of the property, significantly
58 reduce the structural
59 integrity of improvements to real estate, or present a significant health risk to occupants of the
60 property; or information
61 that indicates that a party to a transaction is not able to or does not intend to meet his or her
62 obligations under a
63 contract or agreement made concerning the transaction.
64 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender
65 registry and persons
66 registered with the registry by contacting the Wisconsin Department of Corrections on the Inter-
67 net at
68 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the
adequacy of any provision in any specific transaction.
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Drafted by Attorney Debra Peterson Conrad

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