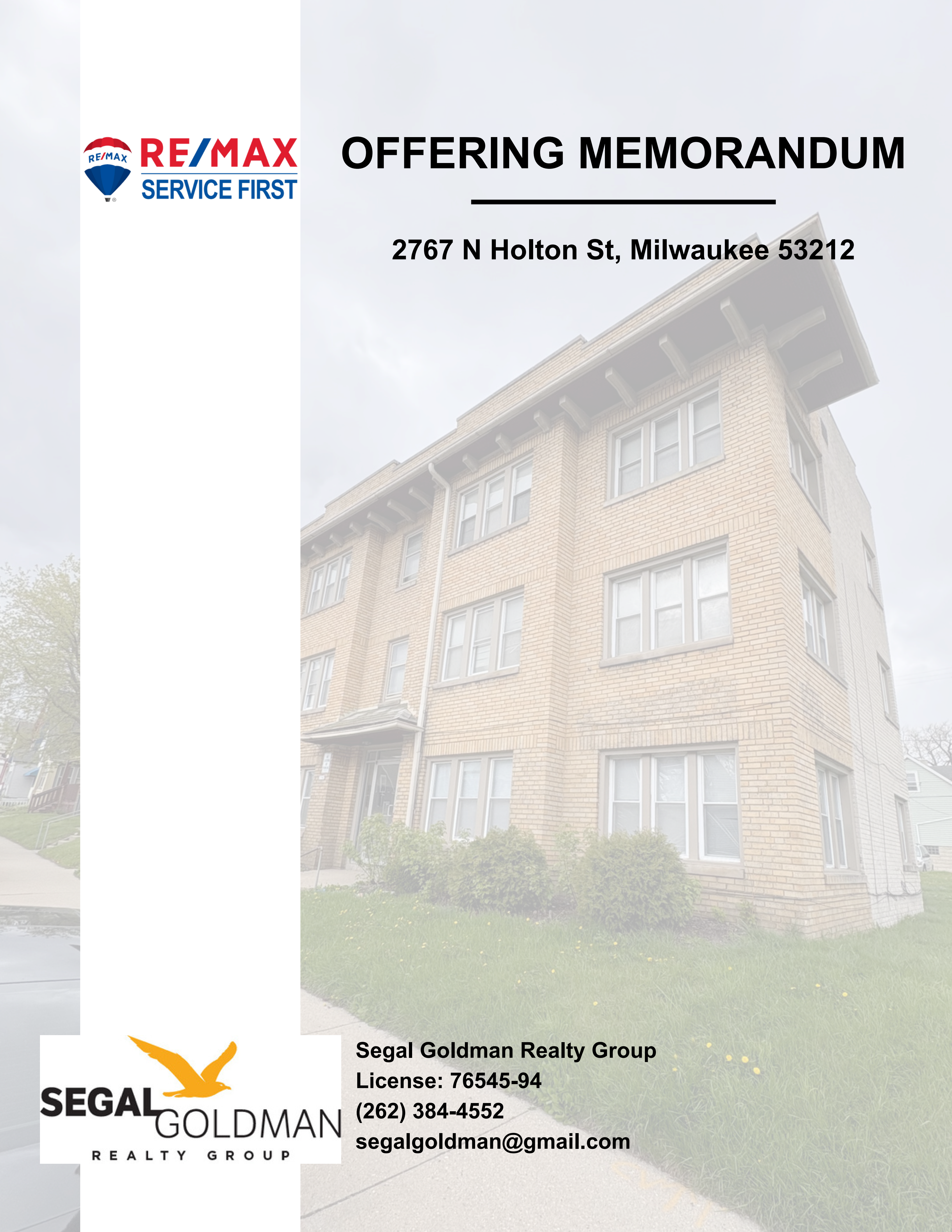
OFFERING MEMORANDUM

2767 N Holton St, Milwaukee 53212



Segal Goldman Realty Group
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(262) 384-4552
segalgoldman@gmail.com

PRESENTED BY | 2767 N Holton St

Alex Segal - Team Leader
RE/MAX Service First
alex@segalgoldman.com

DISCLAIMER: All income and expense information, with the exception of actual, verified historical numbers, represent a good faith projection of future potential rents. The Segal Goldman Realty Group and RE/MAX Service First make no representations as to whether these rent projections are actually attainable. Further, SGRG and RE/MAX Service First make no representations or warranties about square footage of units and condition and building/units. All buyers are encouraged to investigate market conditions, and research whether or not various rent increases are attainable.

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SUMMARY | 2767 N Holton St

PROPERTY DESCRIPTION

Fully occupied brick 6 unit apartment building. All units are large 2BR 1BA with natural hardwoods and moldings throughout. Off street parking for 6 cars in back. Tenants pay their own gas and electric. See offering memorandum for financials.

PROPERTY SUMMARY

Property Address: 2767 N Holton St, Milwaukee, WI 53212

Tax Number: 3140746000

Year Built: 1925

Unit Count: 6

Number of Floors: 3

Acerage: .165

Building Sq Ft: 6,651

Unit Sq Ft: ~ 1,050 (estimated)

Unit Mix: (6) 2BR/1BA apartments

Exterior: Brick

Roof: Flat rubber

HVAC: Natural gas, Forced air, 6 individual units.

Electric: All units have separate electric panels/meters. All circuit breakers.

Parking: 6 surface parking spots.

Amenities: coin op laundry in basement, storage in basement, near public transit.

Terms: as-is, where-is.

RENT ROLL | 2767 N Holton St

Unit #	Type	Term	Current Rent	Notes
#1	2 bed, 1 bath	MTM	$1,020.00	
#2	2 bed, 1 bath	2/28/27	$975.00	
#3	2 bed, 1 bath	2/28/27	$950.00	
#4	2 bed, 1 bath	7/31/26	$975.00	
#5	2 bed, 1 bath	3/31/27	$950.00	
#6	2 bed, 1 bath	3/31/27	$975.00	
Total			$5,845.00	

DISCLAIMER: Current rent includes base rent, internet, water and pet charges (if applicable). Itemized rent roll w/ RUBS available upon request.

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FINANCIALS | 2767 N Holton St

INCOME

TOTAL INCOME	CURRENT	Disclaimer (current)
Gross Potential Rent	$80,100.00	Actual current rents
5% Vacancy Loss	$4,005.00	Estimated
Net Rent	$76,095.00	
GROSS ADJUSTED OPERATING INCOME	$76,095.00	

PURCHASE PRICE
$600,000

CAP RATE
8.03%

NOI
$48,195.33

EXPENSES

TOTAL EXPENSES	CURRENT	OPEX % (current)	Disclaimer (current)
Taxes	**$7,890.96**	9.9%	actual
Insurance - Property	**$3,900.00**	4.9%	estimate
Property Management	**$3,804.75**	4.8%	standard estimate
Landscaping	**$1,020.00**	1.3%	estimate
Pest	**$600.00**	0.7%	estimate
Electric	**$996.00**	1.2%	actual
Water/Sewer	**$1,887.96**	2.4%	actual
Maintenance	**$7,200.00**	9.0%	estimate
Cleaning	**$600.00**	0.7%	estimate
Trash	**$0.00**	0.00%	actual
Total	$27,899.67	34.8%	

DISCLAIMER: Rents are actual per rent roll. All expenses are actual based on seller's 2025 expenses. Gas/Electric/Water/Sewer are 12 month average as of April 1st, 2026 per We Energies and MKE Water Works. Taxes based on 2025 tax bill.

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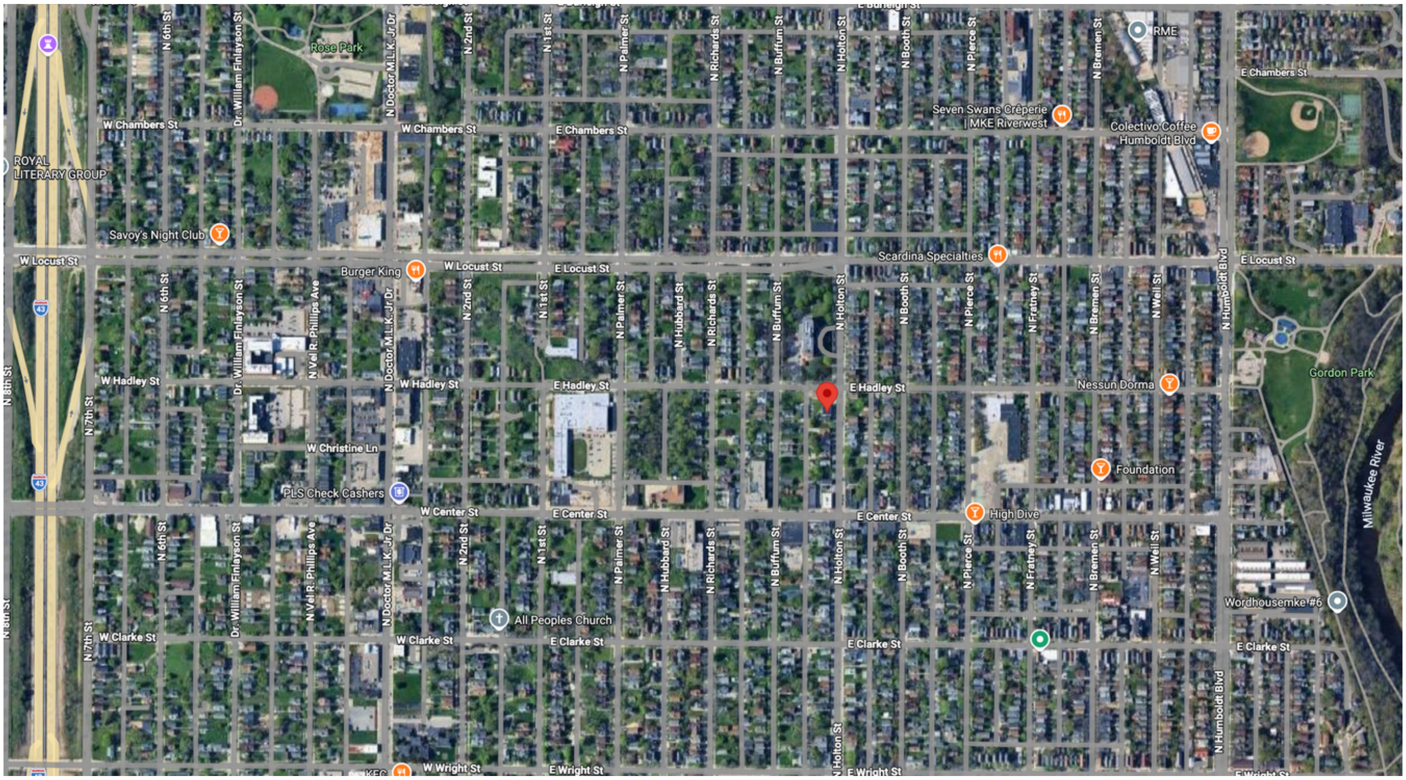
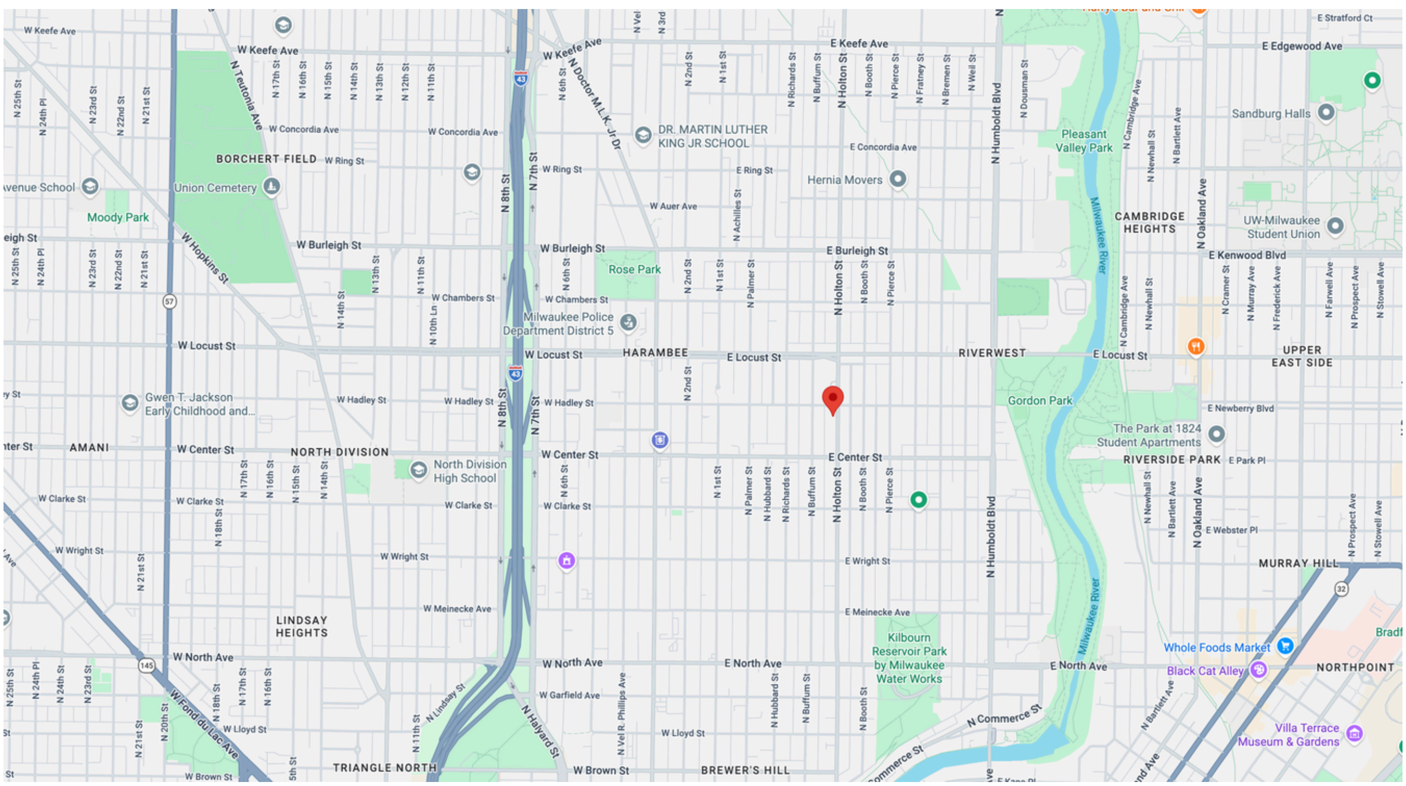
MAP VIEW | 2767 N Holton St





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PHOTOS | 2767 N Holton St

Exterior

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PHOTOS | 2767 N Holton St

Unit 3




MEET THE TEAM | 2767 N Holton St

Alex Segal

Alex, the group's leader, graduated from UW-Milwaukee in 2012 with a Bachelor's Degree in Marketing and has over 10 years' experience as a licensed real estate agent, while also being a landlord. He takes pride in assisting his clients by ensuring himself and the group are held to the highest ethical standards and provide superb customer service.

Graig Goldman

Graig has been in the real estate industry for 30+ years in the Metro Milwaukee area. After graduating from the UW-Madison with a Bachelor's Degree in Business Administration and Accounting, he began investing in properties. Prior to becoming a full-time real estate agent, Graig practiced as a Certified Public Accountant and continues to keep his license active.

Dan Mickelsen

Dan graduated from UW-Milwaukee with a BBA in Finance and Real Estate in 2000. His experience with construction, financial analysis, market analysis and complex real estate transactions, coupled with his unique perspective as a corporate real estate professional, private investor and homeowner provides his clients a complete understanding of the marketplace, their options, and alternatives.

Mitch Douglas

Mitch has over 5 years' experience as a licensed real estate agent. He graduated from UW-Milwaukee in 2017 with a Bachelor's Degree in Marketing and Commercial Real Estate. His strong desire to learn and educate both himself and his clients in the real estate industry are what set him apart from the rest.

Sean Mirk

Sean is a seasoned real estate agent from the Chicago area. He joins our group with a background in pharmaceuticals and a strong knowledge of elder care. His pharmacy license is still active to-date. Here in Wisconsin, he has partnered with a local, non-profit placement services company and strives to help his clients in a caring environment with a sensitive approach.

Danielle Knutson

Danielle received an Associate's Degree in Real Estate in 2007 from MATC. She has worked in a variety of roles over the years such as legal, title, sales and property management. As the team's Licensed Administrator, she brings to the group a strong knowledge of the inner workings of the real estate industry along with an eye for the important details. She is the backbone of the group.

SEGAL GOLDMAN REALTY GROUP

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

RE/MAX Service First

DISCLOSURE TO CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 57-66).
(e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 24-40).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: ____________________

____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): __________

____

__________ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that

____________________ and ____________________ are
Agent's Name ▲ Firm's Name ▲

working as: **(Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent)** **STRIKE ONE**

THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm will provide brokerage services related to real estate primarily intended for use as a residential property containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.

See the reverse side for definitions and sex offender registry information.

____________________ ____________________
Customer Signature ▲ Date ▲ Customer Signature ▲ Date ▲

Customer's Name: ____________________ Customer's Name: ____________________

 Drafted by Attorney Debra Peterson Conrad

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.