

EAST SIDE PORTFOLIO



4 PROPERTY PORTFOLIO – MILWAUKEE, WI

1800 N FARWELL AVE – \$3,900,000
COMPLETELY RENOVATED
14 UNITS

1534 N FARWELL AVE - \$2,200,000
REDEVELOPMENT OPPORTUNITY

2905 N BARTLETT AVE - \$2,900,000
COMPLETELY RENOVATED
7 UNITS

2634 N STOWELL AVE - \$2,900,000
COMPLETELY RENOVATED
7 UNITS

**VERDE
INVESTMENTS LLC**

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Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

1800 N FARWELL AVENUE



Rent Roll

Properties: 1800 Farwell - 1800-14 N Farwell Avenue Milwaukee, WI 53210

Units: Active

As of: 10/23/2025

Include Non-Revenue Units: No

Unit	BD/BA	Tenant	Status	Sqft	Market Rent	Rent
1800 Farwell - 1800-14 N Farwell Avenue Milwaukee, WI 53210						
1606-01	2/1.00		Vacant-Rented	875	1,800.00	1,675.00
1606-02	2/1.00		Current	831	1,800.00	1,700.00
1606-03	2/1.00		Current	831	1,800.00	1,700.00
1606-04	2/1.00		Current	875	1,800.00	1,600.00
1606-05	2/1.00		Current	800	1,800.00	1,600.00
1606-06	1/1.00		Current	651	1,250.00	1,250.00
1800-Comm	--/--	Ogden Cleaners	Current	1,245	2,200.00	2,200.00
1804-Comm	--/--	CJ Clipper	Current	1,118	1,750.00	1,750.00
1806-Comm	--/--	EE-Sane Thai Cuisine	Current	1,400	4,187.00	4,187.00
1810-07	2/1.00		Current	831	1,800.00	1,750.00
1810-08	2/1.00		Current	831	1,800.00	1,600.00
1810-09	2/1.00		Current	831	1,800.00	1,660.00
1810-10	2/1.00		Current	831	1,800.00	1,600.00
1812-Comm	--/--		Current	760	600.00	600.00
1814-Comm	--/--		Current	940	1,112.69	1,112.69
13 Units				13,650.00	27,299.69	25,984.69

Annual

\$311,816.28

Address: 1800 N Farwell Avenue
Milwaukee, WI

Units: 15 Total
8 Two Bedroom / One Bath
2 One Bedroom / One Bath
5 Retail Units

Building Size: 16,200 SF

Year Built: 1927
2024 (Remodeled)

Rent Roll: \$311,816.28

Land: .19 Acres

\$3,900,000

1800 N Farwell Avenue is a completely remodeled mixed use property on the East Side of Milwaukee.

There are 8 two bedroom units, 2 one bedroom units and 5 total retail spaces (which includes 3 longstanding tenants – EE Sane Thai Cuisine, Ogden Cleaners, and CJ Clippers)

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2905 N BARTLETT AVENUE



Rent Roll

Properties: Bartlett - 2905 N Bartlett Ave Milwaukee, WI 53211

Units: Active

As of: 09/26/2025

Include Non-Revenue Units: No

Unit	BD/BA	Tenant	Status	Sqft	Market Rent	Rent	Lease From	Lease To	Move-in
Bartlett - 2905 N Bartlett Ave Milwaukee, WI 53211									
1	3/1.00	[REDACTED]	Current		2,100.00	2,100.00	09/01/2025	07/31/2026	09/01/2025
2	3/1.00		Vacant-Unrented		1,995.00				
3	3/1.00		Vacant-Unrented		1,995.00				
4	3/1.00		Vacant-Unrented		1,995.00				
5	3/1.00		Vacant-Unrented		1,995.00				
6	3/1.00		Vacant-Unrented		1,995.00				
6 Units			16.7% Occupied	0	12,075.00	2,100.00			
Total 6 Units			16.7% Occupied	0	12,075.00	2,100.00			

Address: 2905 N Bartlett Avenue
Milwaukee, WI

Units: 7 Total
6 Three Bed / One Bath
1 Two Bed / One Bath

Building Size: 8,750 SF

Year Built: 1910
2025 (Remodeled)

Rent Roll: \$156,900 (Projected)

Land: .17 Acres

\$2,900,000

2905 N Bartlett Avenue is a charming, newly remodeled seven unit on the East Side of Milwaukee.

There are 6 three bedroom units and 1 two bedroom unit with off street parking in the back. These units were just completed and they are starting to lease the beautiful units.

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2634 N STOWELL AVENUE



Rent Roll

All Properties Owned By: AT 2634 STOWELL, LLC

Units: Active

As of: 10/22/25

Unit	Tags	BD/BA	Tenant	Status	Sq. Ft.	Asking Rent
STOWELL - 2634 N. STOWELL AVE. MILWAUKEE, WI 53211						
A	2br-1ba	2/1.00		Vacant	1,000	2,250.00
B	2br-1ba	2/1.00		Vacant	1,000	2,250.00
C	2br-1ba	2/1.00		Vacant	1,000	2,300.00
D	2br-1ba	2/1.00		Vacant	1,000	2,300.00
E	2br-1ba	2/1.00		Vacant	1,000	2,400.00
F	2br-1ba	2/1.00		Vacant-rented	1,000	2,400.00
Parking Lot		--/--				0.00
7	1br-1ba	1/1.00				1,250.00
8 Units				100.0% Occupied	6,000	15,150.00
					Annual	\$181,800.00

Address: 2634 N Stowell Avenue
Milwaukee, WI

Units: 7 Total
6 Two Bed / One Bath
1 Two Bed / One Bath

Building Size: 8,750 SF

Year Built: 1910
2025 (Remodeled)

Rent Roll: \$181,800 (Projected)

Land: .17 Acres

\$2,900,000

2634 Stowell Avenue is located right behind the Downer Avenue Corridor on the East Side of Milwaukee.

There are 6 two bedroom units and 1 one bedroom unit in this charming property. These units will be completely updated within the next month and will be leased shortly after.

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1534 N FARWELL AVENUE



Address: 1534 N Farwell Avenue
Milwaukee, WI

Units: Vacant

Building Size: 15,300 SF

Year Built: 1891

Zoning: R02

Land: .24 Acres

Parking: 15 Spaces

\$2,200,000

1534 N Farwell Avenue was originally built for the Paul Weise Furniture Store.

This is the ideal property and is ready for renovation. It is 3 floors plus a basement – with wide open spaces on each floor. Let your ideas run wild on your next project. There is also a large parking lot in back that has 15 parking spaces.

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 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 inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

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

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

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.