

Shorewest

11513 W. Brown Deer Road, Milwaukee

36 MULTI-FAMILY BUILDING FEATURING TWO-BEDROOM UNITS



# Description

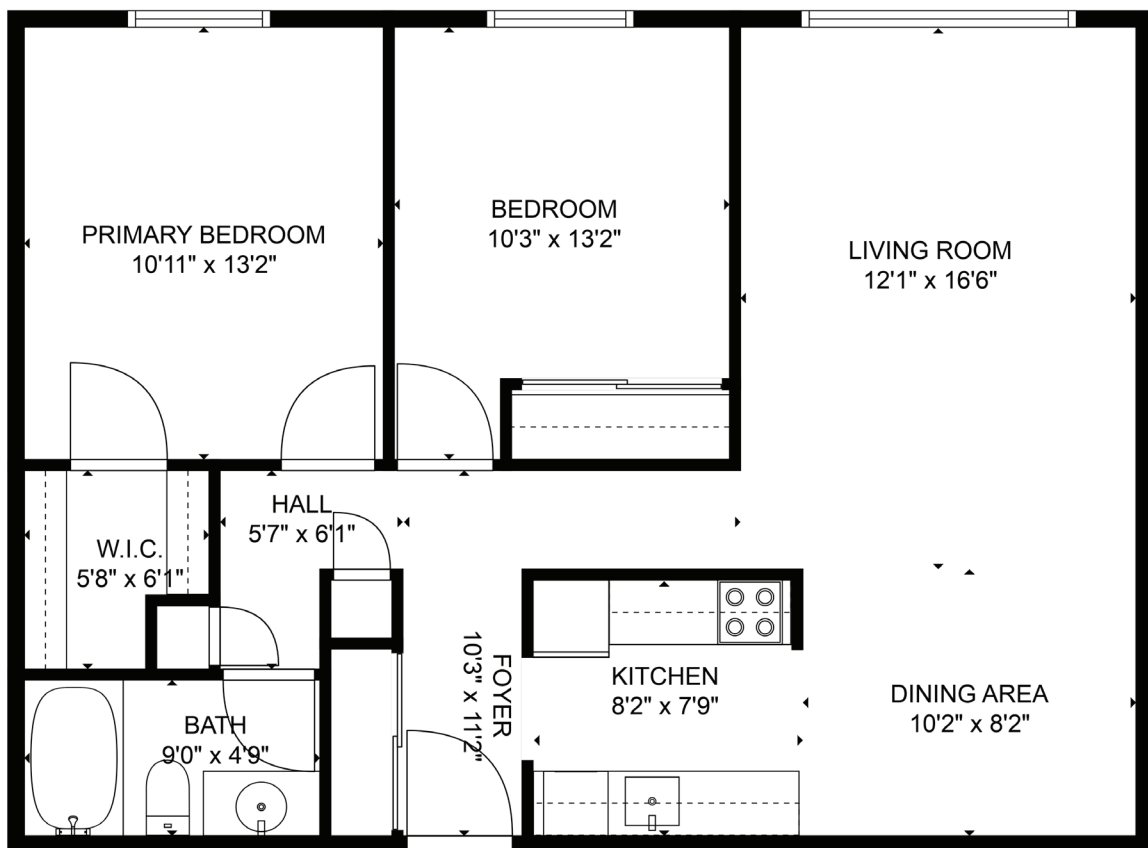
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Sharp, two-story brick exterior apartment building. 36 units, all two bedroom and one bath. None of the units are identical. The square footages ranges from 875-1000 sq. feet, per seller. 11 units have vinyl/luxury vinyl flooring in the dinette area, matching the kitchen. 25 units have carpet in the dinette area, matching the living room. 36 storage lockers at \$10 per month rent. 19 garages. Two are used for trash enclosure, 14 are rented at \$65 per month. There are 43 surface parking spots, four are handicap spots and three are visitor spots. The other 36 coordinate with each unit number as each resident gets one surface spot included with their rent. Landlord pays water, sewer, common area utilities and trash. Tenant pays electric and HVAC. Roof replaced in 2020. New rent is \$1025 and higher.

Great investment at **\$4,000,000!**

## Unit 113 Floor Layout

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**TOTAL: 838 sq. ft**  
FLOOR 1: 838 sq. ft



# Unit 113

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*\*SOME PHOTOS ARE VIRTUALLY STAGED*



# Building

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# Rent

AS OF 2/19/25

UNIT	UNIT TYPE	RC	PC	GR	CRT	SR	TOTAL
101	2 BED, 1 BATH	925.00	-	65.00	-	-	990.00
102	2 BED, 1 BATH	810.00	-	60.00	-200.00	-	670.00
103	2 BED, 1 BATH	810.00	-	60.00	-	-	870.00
104	2 BED, 1 BATH	975.00	-	-	-	-	975.00
105	2 BED, 1 BATH	810.00	-	-	-	-	810.00
106	2 BED, 1 BATH	885.00	-	-	-	-	885.00
107	2 BED, 1 BATH	835.00	-	-	-	-	835.00
108	2 BED, 1 BATH	1035.00	-	-	-	-	1035.00
111	2 BED, 1 BATH	985.00	-	65.00	-	-	1050.00
112	2 BED, 1 BATH	885.00	-	-	-	-	885.00
114	2 BED, 1 BATH	875.00	-	-	-	-	875.00
115	2 BED, 1 BATH	895.00	100.00	-	-	-	995.00
116	2 BED, 1 BATH	965.00	-	-	-	-	965.00
117	2 BED, 1 BATH	945.00	-	-	-	-	945.00



# Rent

AS OF 2/19/25

UNIT	UNIT TYPE	RC	PC	GR	CRT	SR	TOTAL
118	2 BED, 1 BATH	985.00	-	-	-	-	985.00
201	2 BED, 1 BATH	985.00	-	-	-	10.00	995.00
202	2 BED, 1 BATH	810.00	-	55.00	-	-	865.00
203	2 BED, 1 BATH	985.00	-	65.00	-	-	1050.00
204	2 BED, 1 BATH	795.00	-	-	-	-	795.00
205	2 BED, 1 BATH	965.00	-	-	-	-	965.00
206	2 BED, 1 BATH	875.00	-	65.00	-	-	940.00
207	2 BED, 1 BATH	810.00	-	-	-	-	810.00
208	2 BED, 1 BATH	810.00	-	-	-	-	810.00
209	2 BED, 1 BATH	905.00	-	-	-	-	905.00
210	2 BED, 1 BATH	810.00	-	65.00	-	-	875.00
211	2 BED, 1 BATH	810.00	-	-	-	-	810.00
213	2 BED, 1 BATH	810.00	-	-	-	-	810.00
214	2 BED, 1 BATH	985.00	-	-	-	-	985.00



# Rent

AS OF 2/19/25

UNIT	UNIT TYPE	RC	PC	GR	CRT	SR	TOTAL
215	2 BED, 1 BATH	965.00	-	-	-	-	965.00
216	2 BED, 1 BATH	985.00	-	65.00	-	-	1050.00
217	2 BED, 1 BATH	885.00	-	-	-	-	885.00
218	2 BED, 1 BATH	905.00	-	-	-	-	905.00
		<b>28,715.00</b>	<b>100.00</b>	<b>565.00</b>	<b>-200.00</b>	<b>10.00</b>	<b>29,190.00</b>
32		32	1	9	1	1	

# Summary

TOTALS FOR 32 RESIDENTS

CHARGE TYPE	DESCRIPTION	CUSTOMERS	% CHARGED	% OF TOTAL \$	AMOUNT
RC	RENT CHARGE	32	100.0%	98.4%	28,715.00
PC	PET CHARGE	1	3.1%	0.3%	100.00
GF	GARAGE RENTAL	9	28.1%	1.9%	565.00
CRT	CREDIT	1	3.1%	-0.7%	(200.00)
SR	STORAGE RENTAL	1	3.1%	0.0%	10.00
TOTAL RECEIPTS:					<b>29,190.00</b>

CURRENT RENTS AND TENANT STATUS WAS PROVIDED BY THE SELLER. ALL THE INFORMATION CONTAINED IN THIS BROCHURE IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY, PAST PERFORMANCE AND PROJECTION OF FUTURE PERFORMANCE SHOULD BE CONFIRMED BY THE BUYER.



# Property Financials

ACTUAL AND PROFORMA

## ACTUAL INCOME

	\$	% OF TOTAL
RENT	332,548.62	91.46%
MISC. INCOME	22,806.72	6.27%
SPECIAL TENANT CHARGES	8,244.39	2.27%
MISC. FEES	1.72	0.00%
TOTAL INCOME	363,601.45	100.00%

## ACTUAL EXPENSES

TAXES AND FEES	83,349.94	36.80%
UTILITIES	330,46.97	14.59%
INSURANCE	17,347.00	7.66%
LABOR	28,890.31	12.76%
MAINTENANCE	63,440.28	28.01%
MISC.	390.16	0.17%
TOTAL EXPENSES	226,464.66	100.00%

**NET INCOME: 137,136.79**

# Property Financials

ACTUAL AND PROFORMA

## PROFORMA INCOME

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RENT	442,800.00
MISC. INCOME	22,806.72
SPECIAL TENANT CHARGES	8,244.39
MISC. FEES	1.72

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TOTAL INCOME	451,712.83
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## PROFORMA EXPENSES

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TAXES AND FEES	85,268.18
UTILITIES	33,046.97
INSURANCE	17,347.00
LABOR	23,694.04
MAINTENANCE	58,411.06
MISC.	390.16

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TOTAL EXPENSES	218,157.42
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**PROFORMA NET INCOME: 233,555.41**

**PROFORMA CAP RATE: 5.84%**



ShoreWEST



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