

2900-2902 and 2904-2906 W Arthur - 9 UNITS As of: 5/21/2026

Projected Profit & Loss

For more information please contact:

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Note: All info & amounts listed below are Seller's estimates, not those of RE/MAX.

INCOME PROJECTED				Monthly	Annual				
Unit(s):	Desc	Base Rent	Util fee	2900 W Arthur	2900 W Arthur	Monthly	Annual		
				2904 W Arthur	2904 W Arthur	2904 W Arthur	2904 W Arthur	combined	
2900	Retail	825.00		825.00	9,900.00		0.00		9,900.00
2900-A	3br, 1ba	1,200.00	50.00	1,250.00	15,000.00		0.00		15,000.00
2902-#1	2br, 1ba	900.00	50.00	950.00	11,400.00		0.00		11,400.00
2902-#2	1br, 1ba	850.00		850.00	10,200.00		0.00		10,200.00
2902-A	1br, 1ba	800.00		800.00	9,600.00		0.00		9,600.00
garage	1car	0.00		0.00	0.00		0.00		0.00
2904	Retail	600.00			0.00	600.00	7,200.00		7,200.00
2904A	1br, 1ba	800.00			0.00	800.00	9,600.00		9,600.00
2904B	3br, 1ba	1,050.00			0.00	1,050.00	12,600.00		12,600.00
2906	2br, 1ba	850.00			0.00	850.00	10,200.00		10,200.00
Pets, late fees, other					0.00	94.00	1,128.00		1,128.00
Scheduled Rental Income				4,675.00	56,100.00	3,394.00	40,728.00	100.0%	96,828.00
Less: Vacancy/bad debt average				1.9% 88.83	1,065.90	1.9% 64.49	773.83	1.9%	1,839.73
Effective Rental Income				4,586.17	55,034.10	3,329.51	39,954.17		94,988.27
EXPENSES PROJECTED									
Prop Tax 2900-2902				505.36	6,064.32	0.00	0.00	0.0%	6,064.32
Prop Tax 2904-2906				0.00	0.00	435.63	5,227.56	12.8%	5,227.56
Insurance estimate				220.00	2,640.00	180.00	2,160.00	5.3%	4,800.00
Management Company				6.0% 280.50	3,366.00	6.0% 203.64	2,443.68	6.0%	5,809.68
Snow and Lawn				37.50	450.00	37.50	450.00	1.1%	900.00
Pest Control				0.00	0.00	0.00	0.00	0.0%	0.00
Legal & Professional				4.16	49.92	4.17	50.04	0.1%	99.96
Gas & Electric-2900 - owner pays heat				328.31	3,939.72	0.00	0.00	0.0%	3,939.72
Gas & Electric-2904 - tenants pay heat				0.00	0.00	0.00	0.00	0.0%	0.00
Water & Sewer actual average-2900				340.83	4,089.96	0.00	0.00	0.0%	4,089.96
Water & Sewer actual average-2904				0.00	0.00	292.14	3,505.68	8.6%	3,505.68
Cleaning, Repairs, Maint, Supplies estimate				202.50	2,430.00	202.50	2,430.00	6.0%	4,860.00
Trash Hauling				0.00	0.00	0.00	0.00	0.0%	0.00
Other				0.00	0.00	0.00	0.00	0.0%	0.00
Total Operating Expenses				1,919.16	23,029.92	1,355.58	16,266.96		39,296.88
TOTAL EXPENSES & VACANCY				2,007.99	24,095.82	1,420.07	17,040.79	41.8%	41,136.61
NET PROJECTED CASH FLOW				2,667.01	32,064.18	1,973.93	23,687.21	58.2%	55,691.39
(available for mortgage Principal & Interest, and profit)									

Notes:

Price:	\$470,000	Total Units:	5	Cap Rate:	6.81%	\$325,000	Total Units:	4	Cap Rate:	7.29%	\$795,000
Per unit:	\$94,000	Square Feet:	4,944	Per Sq Ft:	\$95.06	\$81,250	Square Feet:	3,552	Per Sq Ft:	\$91.50	8,496

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Notes: