



Property	2600-04 N Booth St & 608-610 E Clark St	Milwaukee	WI	53212
	Street	City	State	Zip Code

Listing

List Price	\$870,000
List Date	5/5/2025
Source	MLS

Rent

Total Monthly Rent	\$7,510
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Property

Building	7,868 sq ft
Lot	6,011 sq ft
Residential Units	3
Commercial Units	4
Parking	6 Cars
Year Built	1880

Lending

APR	6.50%
Loan to Cost	69%
Loan Amount	\$600,300

Cost To Close

Down Payment	\$269,700
Closing Costs	\$7,000
Cap Ex	\$0
Initial Investment	\$276,700

Area

Neighborhood	Riverwest
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Occupancy

Address	Rent	Term	Description
2602 N Booth Apt 1	\$1,375	7/15/26	Residential 2 Beds 2.5 Baths
2602 N Booth Apt 2	\$1,495		Residential 2 Beds 1.5 Baths
2602 N Booth Apt 3	\$1,325	7/31/26	Residential 2 Beds 2 Baths
610 E Clark	\$765	9/30/27	London's Healthy Hair (Salon)
2600 N Booth & 608 E Clark	\$1,350	7/31/26	Being Acupuncture & Wellness (2 Fronts Combined)
2604 N Booth	\$1,200	11/30/25	The Bakers Connection (Bakery)
	\$7,510		

Legal Disclaimer:

This pro forma analysis is provided for informational and illustrative purposes only. It is based on actual numbers, assumptions, and estimates believed to be accurate at the time of preparation, but no representation or warranty, express or implied, is made as to its accuracy, completeness, or future performance. Actual results may vary significantly due to a variety of factors, including but not limited to changes in market conditions, interest rates, rental income, occupancy rates, operating expenses, tax liabilities, and unforeseen capital expenditures.

This analysis does not constitute investment, legal, tax, or accounting advice. Prospective investors and interested parties are strongly encouraged to conduct their own independent due diligence and consult with qualified professionals before making any investment or financial decisions.

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Key Indicators

Metrics	Proforma
Cap Rate	7.6%
Monthly Cashflow	\$1,256
Cash on Cash	5.4%

Income

	Month	Annual	Assumption
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Rent	\$7,510.00	\$90,120	
Vacancy	\$0.00	\$0	2025 Actual
Expected Rent	\$7,510.00	\$90,120	

Expenses

	Month	Annual	Assumption (% effective rent)
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Prop Taxes	\$1,205.12	\$14,461	2024 Actual
PM Fees	\$0.00	\$0	Self Managed
Advertising & Marketing	\$41.66	\$500	2025 Projected
Prop Insurance	\$257.83	\$3,094	2024 Actual
Repairs & Maint	\$50.00	\$600	2025 Projected
Utilities	\$338.58	\$4,063	2024 Actual
Landscaping	\$83.33	\$1,000.00	2025 Projected
Total	\$1,976.53	\$23,718	

Reserves

	Month	Annual	Assumption (% effective rent)
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Turn Reserves	\$224.55	\$2,695	3.0%
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Debt Servicing

	Month	Annual
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Mortgage	\$4,053.27	\$48,639
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Cash Flow

	Month	Annual
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Unlevered CF	\$5,308.92	\$63,707
Levered CF	\$1,255.65	\$15,068

Assumptions

Income - Expenses
Income - Expenses - Debt Servicing

Net Operating Income

	Month	Annual
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Net Operating Income	\$5,533.47	\$66,402
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Operating Expense Ratio

Operating Expense Ratio	1.201
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Gross Income / Levered Expenses