

FOR SALE

**4842 WEST LISBON AVENUE
MILWAUKEE, WI 53210**



**FULLY LEASED
MIXED-USE
INVESTMENT**

4842 WEST LISBON AVENUE
MILWAUKEE, WI 53210

SALE PRICE: \$450,000

ZONING: Local commercial

LOT SIZE: 0.07 Acres

SQUARE FOOTAGE: 3,284 SF

YEAR BUILT: 1924

TRAFFIC: 31,800 VPD

CONSTRUCTION: Masonry

REAL ESTATE TAXES: \$3,102.57
(2023)

TAX KEY: 3281211000

FEATURES:

Unique opportunity to own this 3-unit building in Milwaukee's Uptown neighborhood. Featuring two fully-leased apartment units upstairs and a leased commercial space on the main level, this property makes an excellent investment in a developing neighborhood.

CONTACT

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414-522-0663

MICHAEL A. TESTA, CCIM
SENIOR BROKERAGE ASSOCIATE
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The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or other conditions or withdrawal without notice.

1665 N. Water Street | Milwaukee, WI | 53202
Telephone: 414-276-5285 | Fax: 800-787-4205
www.ogdenre.com

ADDITIONAL PHOTOS |

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MAP | 4842 WEST LISBON AVENUE



DEMOGRAPHICS	1 MILE	3 MILES
2023 Population	32,012	203,175
Avg. HH Income	\$48,225	\$41,671
# of Households	12,287	82,368

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PRO FORMA | 4842 WEST LISBON AVENUE



	Pro Forma			
	Annual Yr 1	Annual Yr 2	Annual Yr 3	Annual Yr 4
	2025	2026	2027	2028
Income				
Rent Roll	\$ 51,660.00	\$ 54,243.00	\$ 56,955.15	\$ 59,802.91
Parking Income	\$ -	\$ -	\$ -	\$ -
Vacancy	\$ (2,583.00)	\$ (2,712.15)	\$ (2,847.76)	\$ (2,990.15)
Other Income	\$ -	\$ -	\$ -	\$ -
Gross Operating Income	\$ 49,077.00	\$ 51,530.85	\$ 54,107.39	\$ 56,812.76
Total Operating Expenses	\$ 11,727.04	\$ 12,196.12	\$ 12,683.97	\$ 13,191.33
Net Operating Income	\$ 37,349.96	\$ 39,334.73	\$ 41,423.43	\$ 43,621.44

ESTIMATED VALUE \$ 450,000.00

Note Disclosure:

The information contained herein was obtained through various sources and does contain estimates based upon the limited operating information available for review at the time this proforma was created. We do not make any guarantees, warranties or representations as to the accuracy thereof.

Any projections, proformas, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Annual 2024 Income (Projected from Actuals)

	Annual
Income	
Rent Roll	\$ 49,200.00
Vacancy	\$ -
Other Income	\$ -
Gross Op. Income	\$ 49,200.00
Expenses	
Actual Expenses	\$ 11,276.00
Net Operating Income	\$ 37,924.00

Assumptions

Vacancy	5.00%
Management Fee	0.00%
Annual Int. Rate	6.25%
Parking Income	\$ -
Years	25
Loan Amount	\$ 315,000.00
Percentage Down	30%
Amount Down	\$ 135,000.00
Annual Rent Growth	5%
Annual Expense Increases	4%

Projections & Returns

OpEx Ratio	24%
Cap Rate (Current/Actual)	8.43%
Debt Service	\$ 2,077.96 \$ 24,935.50
IRR (Projected)	27.22%
CoC Return (Projected)	9.20%
Debt Service Coverage Ratio	1.520883728



BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

EFFECTIVE JULY 1, 2016



1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must
2 provide you the
3 following disclosure statement:
4 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The
5 Firm is either an agent
6 of another party in the transaction or a subagent of another firm that is the agent of another
7 party in the transaction. A
8 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you.
9 Whenever the Firm is
10 providing brokerage services to you, the Firm and its brokers and salespersons
11 (hereinafter Agents) owe you, the
12 customer, the following duties:
13 (a) The duty to provide brokerage services to you fairly and honestly.
14 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
15 (c) The duty to provide you with accurate information about market conditions within a reason-
16 able time if you request
17 it, unless disclosure of the information is prohibited by law.
18 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless
19 disclosure of the
20 information is prohibited by law (see lines 42-51).
21 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will
22 not disclose your
23 confidential information or the confidential information of other parties (see lines 23-41).
24 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
25 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased man-
26 ner and disclose the
27 advantages and disadvantages of the proposals.
28 Please review this information carefully. An Agent of the Firm can answer your questions about
29 brokerage services,
30 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney,
31 tax advisor, or home
32 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for
33 information only. It is a
34 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wis-
35 consin statutes.
36 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any
37 information given to the
38 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a
39 reasonable person
40 would want to be kept confidential, unless the information must be disclosed by law or you autho-
41 rize the Firm to
42 disclose particular information. The Firm and its Agents shall continue to keep the information
43 confidential after the
44 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
31 inspection
32 report on the property or real estate that is the subject of the transaction.
33 To ensure that the Firm and its Agents are aware of what specific information you consider confi-
34 dential, you may
35 list that information below (see lines 35-41) or provide that information to the Firm or its Agents
36 by other means. At a
37 later time, you may also provide the Firm or its Agents with other Information you consider to be
38 confidential.
39 **CONFIDENTIAL INFORMATION:** _____
40 _____
41 _____
42 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and
43 its Agents): _____
44 _____
45 _____
46 (Insert information you authorize to be disclosed, such as financial qualification information.)
47 **DEFINITION OF MATERIAL ADVERSE FACTS**
48 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party
49 indicates is of such
50 significance, or that is generally recognized by a competent licensee as being of such significance
51 to a reasonable
52 party, that it affects or would affect the party's decision to enter into a contract or agreement
53 concerning a transaction
54 or affects or would affect the party's decision about the terms of such a contract or agreement.
55 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a com-
56 petent licensee
57 generally recognizes will significantly and adversely affect the value of the property, significantly
58 reduce the structural
59 integrity of improvements to real estate, or present a significant health risk to occupants of the
60 property; or information
61 that indicates that a party to a transaction is not able to or does not intend to meet his or her
62 obligations under a
63 contract or agreement made concerning the transaction.
64 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender
65 registry and persons
66 registered with the registry by contacting the Wisconsin Department of Corrections on the Inter-
67 net at
68 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad

