

EAST SIDE PORTFOLIO



PROPERTY DETAILS:

26 UNITS
6 BUILDINGS

1516 E. BRADY STREET	4 UNIT
1700 N. FARWELL AVENUE	11 UNIT
1708 N. FARWELL AVENUE	2 UNIT
1714 N. FARWELL AVENUE	2 UNIT
1685 N. FRANKLIN PLACE	3 UNIT
1726 N. ARLINGTON PLACE	4 UNIT

\$4,715,000

EASTSIDE
PROPERTY PORTFOLIO

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**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.

26 UNITS

This East Side Portfolio sits in the heart of the East Side of Milwaukee. There are a total of 26 units spanning 6 buildings all located steps from the bustling Brady Street.

Four of the properties sit on the northeast corner of Brady Street and Farwell Avenue. These include a 4 unit, 11 unit, 2 unit, and another 2 unit. They also share a parking lot behind the buildings that has 19 off street parking spaces.

The other two properties include a 4 unit on Arlington Place and a 3 unit on Franklin Place. Both of these properties are right around the corner from Brady Street!



1516 E. Brady Street	4 Unit
1700 N. Farwell Avenue	11 Unit
1708 N. Farwell Avenue	2 Unit
1714 N. Farwell Avenue	2 Unit
1685 N. Franklin Place	3 Unit
1726 N. Arlington Place	4 Unit

EAST SIDE PORTFOLIO

1.
1516 E. Brady Street
4 Unit
Tax Key: 35500050000

2.
1700-1702 N. Farwell Ave
11 Unit
Tax Key: 3550006000

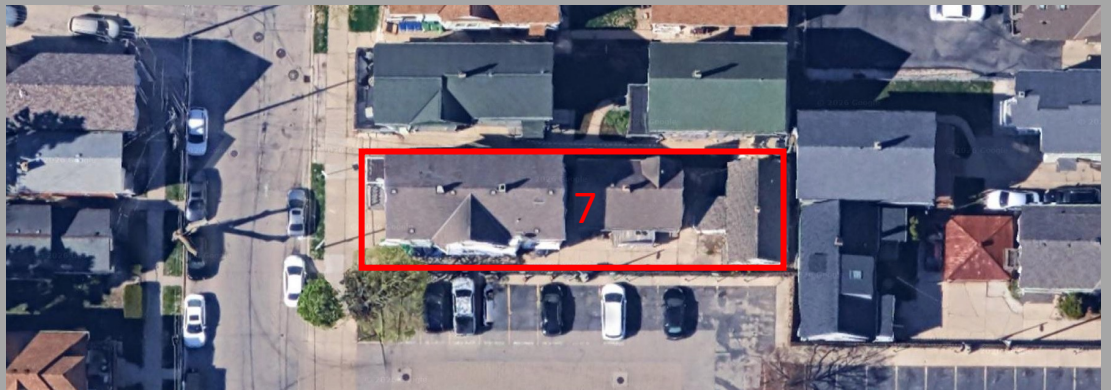
3.
1708 N Farwell Ave
2 Unit
Tax Key: 3550007000

4.
4. 1714 N. Farwell Ave
2 Unit
Tax Key: 3550008000

5.
Parking
1718 N Farwell Avenue
Tax Key: 3550009000

6.
1685 N. Franklin Place
3 Unit
Tax Key: 3590603000

7.
1726 N. Arlington Place
4 Unit
Tax Key: 3550882000



FINANCIALS

CURRENT

Monthly	\$28,500
Annual	\$342,000
Expenses	\$140,775

PROFORMA

Monthly	\$34,975
Annual	\$419,700*
Expenses	\$140,775

Full Financials & Rent Roll Available Upon Request.

*Owner is currently only charging \$10 Per Month for Off Street Parking (19 Spaces). Standard pricing is \$100 to \$150 Per Month for Off Street Parking. Owner in process of raising rents on several long term tenants that have extremely low rents from previous owner.**

Rent Roll

Bed/Bath

1516 E Brady

Unit 1
Unit 2
Unit 3
Unit 4

1/1
1/1
1/1
1/1

1700-1702 N Farwell

Commercial
Unit 1
Unit 2
Unit 3
Unit 4
Unit 5
Unit 6
Unit 7
Unit 8
Unit 9
Unit 10
Unit 11

Office/Retail
2/1
1/1
1/1
1/1
1/1
1/1
1/1
1/1
1/1
1/1
1/1

1708 N Farwell

Unit 1
Unit 2

2/1
2/1

1714 N Farwell

Lower
Upper

2/1
2/1

1685 N Franklin

Back Cottage
Lower
Upper

2/1
3/1
2/1

1726 N Arlington

Back Cottage
Lower
Middle Cottage
Upper

1/1
3/1
2/1
3/1

EAST SIDE PORTFOLIO

Highlights

- 26 Units in the Heart of the East Side of Milwaukee
- 6 Buildings with a nice variety of One, Two and Three Bedrooms
- 19 Off Street Parking Spaces on the hard corner of Brady Street and Farwell Avenue
- 25 Apartments & 1 Commercial
- Properties are in great shape with a ton of character
- Location, Location, Location
- Value Add Opportunity through raising low rents to market rate and increasing parking fee (currently \$10 per month).
- 11 Unit, 4 Unit, 4 Unit, 3 Unit, 2 Unit, and 2 Unit
- Long Term Tenants
- Well Maintained Properties
- Steps to shops, restaurants, Lake Michigan and the entire East Side



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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.