

Address: 130 Forest Ave Fond Du Lac, Wisconsin 54935-4104 Taxed by: Fond Du Lac

MLS #: 1926531



21075 Swenson Dr  
Waukesha, WI 53186  
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<https://segalgoldman.com>



Provided as a courtesy of:  
**Graig Goldman, Segal/Goldman**  
Realty Group CIAS,CDPE  
RE/MAX Service First

**Directions:** At the corner of Military Rd and Forest Ave, just 4 blocks west of Main St in Downtown Fond du Lac.

<b>Property Type:</b> Multi-Family	<b>List Price:</b> \$1,600,000	<b>Taxes:</b> \$31,341.27	<b>Tax Key:</b> 1517152100100
<b>Status:</b> Active	<b>Est. Acreage:</b> 0.64	<b>Tax Year:</b> 2025	<b>Addtl Tax Keys:</b> 1517152100300
<b>County:</b> Fond Du Lac		<b>Zoning:</b> Multi	
		<b>Est. Total Sq. Ft:</b> 28,924	
<b>Seller Offers Concessions:</b>	<b>Est. Year Built:</b> 1921	<b>Lot Description:</b> 0.647 acre	<b>Flood Plain:</b> No
<b>School District:</b> <a href="#">Fond du Lac</a>	<b>High School:</b> Fond du Lac	<b>Middle School:</b>	<b>Elementary School:</b>
<b>Subdivision:</b>	<b>Subd. Dues/Yr.:</b> \$0	<b>Body of Water:</b>	<b>Days on Market:</b> 261

Unit Details					Total Units: 28	Sched Gross Income \$ 268,212	Inside Parking: 0
	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4			
<b>Avg Rent \$</b>	827	752			<b>Gross Operating Inc. \$</b> 249,437	<b>Outside Parking:</b> 24	<b>Occupied:</b> Yes
<b># Units</b>	14	14			<b>Total Operating Exp. \$</b> 146,542	<b>Security Deposit:</b> Yes	<b>Code Comp:</b> Unknown
					<b>Net Operating Income \$</b> 102,895	<b>Laundry:</b> Common	<b>DILHR:</b>

<b>Type:</b> Apartment Building	<b>Heating/Cooling:</b> Natural Gas; Hot Water/Steam
<b># of Stories:</b> 3-4 Stories	<b>Water/Waste:</b> Municipal Water; Municipal Sewer
<b>Exterior:</b> Brick	<b>Municipality:</b> City
<b>Garage/Parking:</b> Outdoor Space	<b>Seller Owned:</b> Water Heater
<b>1st Type Unit:</b> 2 Bedrooms; 1 Bath; Living Room; Range/Oven; Refrigerator; Storage Lockers	<b>Seller Leased:</b> Washer; Dryer
<b>2nd Type Unit:</b> 1 Bedroom; 1 Bath; Living Room; Range/Oven; Refrigerator; Storage Lockers	<b>Tenant Provides:</b> None
<b>Owner Pays:</b> Heat; Water; Sewer	<b>Documents On File:</b> Listing Contract; LC Amendment; Seller Condition; LeadPaint Disclosure
<b>Tenant Pays:</b> Electricity	<b>Estimated SqFt #1:</b> 751-1000
<b>Basement:</b> None	<b>Estimated SqFt #2:</b> 750 or less

**Remarks:** 28 Units in Downtown Fond du Lac with FANTASTIC FINANCING available to well-qualified Buyers. If you assume the 59 month 3.7 pct Freddie Mac loan of \$1,113,000 you buy the building with ONLY 31pct DOWN on the price of \$1,600,000 ! Price is 14pct BELOW THE ASSESSED VALUE. Details of the loan assumption are under the Documents tab. The price is only \$57,143/unit. Buyer pays 1.6pct in loan fees and closing costs. It features 14 two-bedroom and 14 1-bedroom units with room to improve rents. There are 5 vacancies due to management change. The building features coin laundry, off-street parking, and a large green space. Tenants pay their own electricity. Landlord bills tenants for gas heat & hot water. Gross income if full is \$268,212/yr.

**Private Remarks:** Listed by Graig Goldman, direct 414-788-0449, ggoldman@remax.net with any questions. The Assumable Loan bal is approx \$1,113,000 fixed 3.7pct to 3/31/2031. Sale includes vacant lot to south, 88 S Military Rd. ASSUMABLE FREDDIE MAC LOAN to well-qualified buyers.

**Showing Instructions:** Occupied, 48 hour notice to lister 414-788-0449.

**Inclusions:** 28 stoves, 28 refrigerators, adjacent VACANT LAND to south at 88 S Military Rd with 0.2 acre.

**Exclusions:** Leased laundry equipment, tenants' personal property.

<b>Excl. Agency Contract:</b> N	<b>Broker Owned:</b> N	<b>Electronic Consent:</b> Yes
<b>Limited/Unserviced:</b> No	<b>Named Prospects:</b> N	<b>Listing Date:</b> 07/13/2025
		<b>Expiration Date:</b> 04/11/2026

<b>Listing Office:</b> RE/MAX Service First: of24000 <b>Ph:</b> 262-287-9900 <b>Fax:</b> 800-886-9699 <b>URL:</b> <a href="http://remaxservicefirstwi.com">http://remaxservicefirstwi.com</a>	<b>Team Listing Contact:</b> Graig Goldman 414-788-0449, ggoldman@remax.net <b>Listing Agent:</b> Segal Goldman Realty Group* : sgrealtygroup <b>Ph:</b> 262-384-4552 <b>Cell:</b> <b>Fax:</b> <b>Email:</b> <a href="mailto:sgrg@soldwisconsin.com">sgrg@soldwisconsin.com</a>	<b>LA Address:</b> 21075 Swenson Dr #200 Waukesha, WI 53186 <b>LO License #:</b> 938862-91 <b>LA License #:</b> 76545-94
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The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2026 by Multiple Listing Service, Inc. See [copyright notice](#).

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