

FOR SALE OFFERED AT \$2,100,000

1950,2000,2020 W Good Hope Rd

Glendale, WI 53209

TRC

THE REALTY COMPANY



Location Plus, near the corners of Good Hope and Green Bay Rd.

**3-4 Family Buildings offered in
desirable Glendale**

**Large 2 bed 1.5 baths apartment
homes**

**Park like setting with off street park-
ing.**

**All brick we maintained buildings
100% occupied with annual leases**

Lorna Mueller

(414) 405-7128

Lorna@TheRealtyCompanyLLC.com

Molly Morris

(262) 391-6909

Molly@TheRealtyCompanyLLC.com

Elizabeth Hill

(414) 803-1443

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INFORMATION

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3– Four Family Buildings Include:

Building Total Size 5134 sq feet each building, over 1200 sq' units

Building Age 1976

Floors: 2 Floors; 12-2 bedroom 1 1/2 bath units

Laundry: Coin Operated 3 sets (owned)

Exterior: Brick

Included: 12 furnaces, sleeve a/c, refrigerators, stoves, dishwasher, hood fan, water heaters

Updates: Windows, roofs, updated units

New Roof, furnaces, entrance doors and hallways

Tenants responsible for heat, electric, water, sewer



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FINACIALS AND RENT ROLL

Current	Current Rents	Proforma	2/2026 Rent Roll	Current Rent	New Rent	Renewed
Rent	\$ 191,160.00	\$ 201,360.00	1950 1	\$ 1,395.00	\$ 1,470.00	5/31/2026
Laundry	\$ 1,200.00	\$ 1,200.00	2	\$ 1,445.00	\$ 1,455.00	6/30/2026
GOI	\$ 192,360.00	\$ 202,560.00	3	\$ 1,395.00	\$ 1,490.00	2/28/2026
			4	\$ 1,400.00	\$ 1,410.00	renewed
Vacancy	3% \$ 5,900.00	\$ 6,000.00				
Management	5% \$ 9,500.00	\$ 9,500.00	2000 1	\$ 1,210.00	\$ 1,310.00	Renewed
Taxes	2024 \$ 27,860.00	\$ 27,860.00	2	\$ 1,450.00	\$ 1,460.00	Renewed
Insurance	\$ 8,000.00	\$ 9,000.00	3	\$ 1,445.00	\$ 1,455.00	Renewed
Repairs and Maintenance	\$ 5,000.00	\$ 5,000.00	4	\$ 1,300.00	\$ 1,395.00	Renewed
Utilities Gas/Electric	\$ 876.00	\$ 876.00				
Sewer/ Water	\$ -	\$ -	2020 1	\$ 1,365.00	\$ 1,460.00	Renewed
Landscape/ Snow	\$ 1,500.00	\$ 1,500.00	2	\$ 1,250.00	\$ 1,375.00	Renewed
Trash	\$ 2,000.00	\$ 2,000.00	3	\$ 1,120.00	\$ 1,245.00	mtm
			4	\$ 1,155.00	\$ 1,255.00	Renewed
Expenses	\$ 60,636.00	\$ 61,736.00		\$ 15,930.00	\$ 16,780.00	month
NOI	\$ 131,724.00	\$ 140,824.00		\$ 191,160.00	\$ 201,360.00	Annual
Cap Rate		6.20%				6.70%

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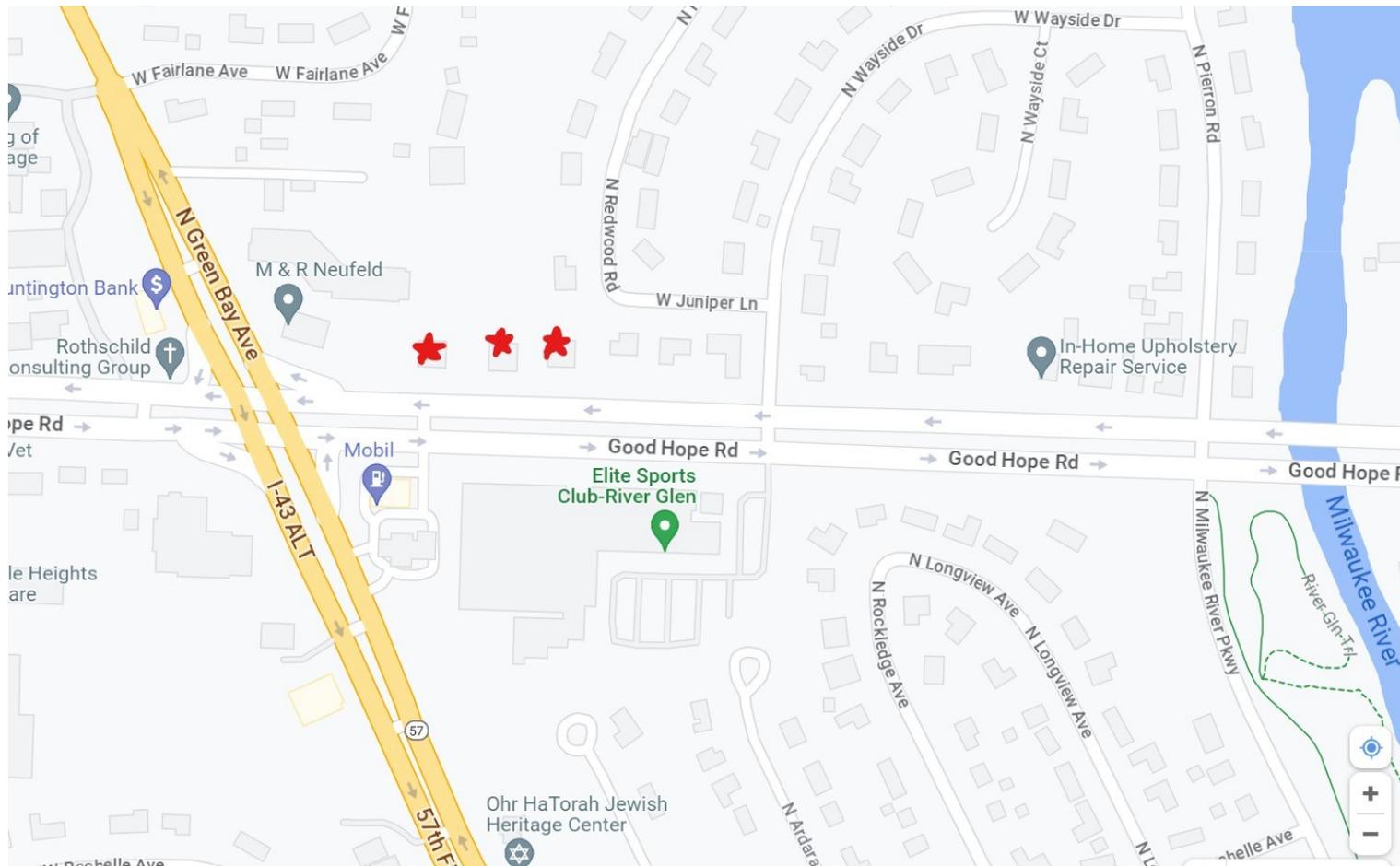
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MAP

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