

OFFERING MEMORANDUM

Highland Court

2725 W Highland Boulevard

Milwaukee, Wisconsin

HIGHLAND
COURT

NEWMARK

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Managing Director
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The Offering

Highland Court is a family owned and managed 85-unit apartment building located northwest of Marquette University in Milwaukee. This four-story property is located on .82 acres at the corner of 27th Street and Highland Boulevard and consists of one- and two-bedrooms units. Amenities include secure garage parking, laundry rooms on each floor, vending, and 18 private patios and decks with access and views to an interior courtyard which can be used by all. The property has newer mechanicals and roof. It is located just minutes from downtown Milwaukee and has easy accessibility to the entire metro area via 27th Street and I-94.

Offered for sale without an asking price.

2725 W HIGHLAND BLVD

Property Overview

96,075 SF
BUILDING SIZE

0.82 AC
LAND AREA

\$492,316.78
PROFORMA NOI

3881526110
TAX ID#

\$66,201.15
2023 PROPERTY
TAXES

85
TOTAL NUMBER
OF UNITS

73
ONE BEDROOM
UNITS

RM7
ZONING

12
TWO BEDROOM
UNITS

1968
YEAR BUILT



2725 W HIGHLAND BLVD

Property Overview

Parking	64 Stall parking garage, \$40/month, fully sprinklered
Security	Key Fobs provide monitored access to building entrances and parking area and 14 video security cameras are located at the entrances, garage, and laundry
Maintenance	Storage for building operations. Building supplies, snowblower, and lawn mower included.
HVAC	220V high-efficiency sleeve AC units in each apartment. Two state-of-the-art Munchkin Boilers: 1 for heat and 1 for heat/hot water, both approximately 2 years old.
Lighting	LED Lighting installed throughout entire garage and partially throughout common corridors.
Elevator	Upgrade scheduled for August 2024: a state-of-the-art door closure mechanism valued at \$36,000 (paid by Seller)
Roof	EDPM flat rubber roof; 6 years old
Laundry	2 Maytag washing machines and 2 Maytag dryers each located on floors 2, 3, and 4. Building owned with coin system.
Trash	Trash chute on each floor
Utilities	Electric separately metered for lights and outlets and paid for by Tenant. Gas, sewer and water and trash included in rent.
In-Unit	Stoves and refrigerators have been replaced as units turned over, about 80% are newer
Amenities	2 soda machines are included with purchase. The enclosed courtyard has direct access from 18 units either by patio or balcony. Use of courtyard for all other tenants is by appointment only.

2725 W HIGHLAND BLVD

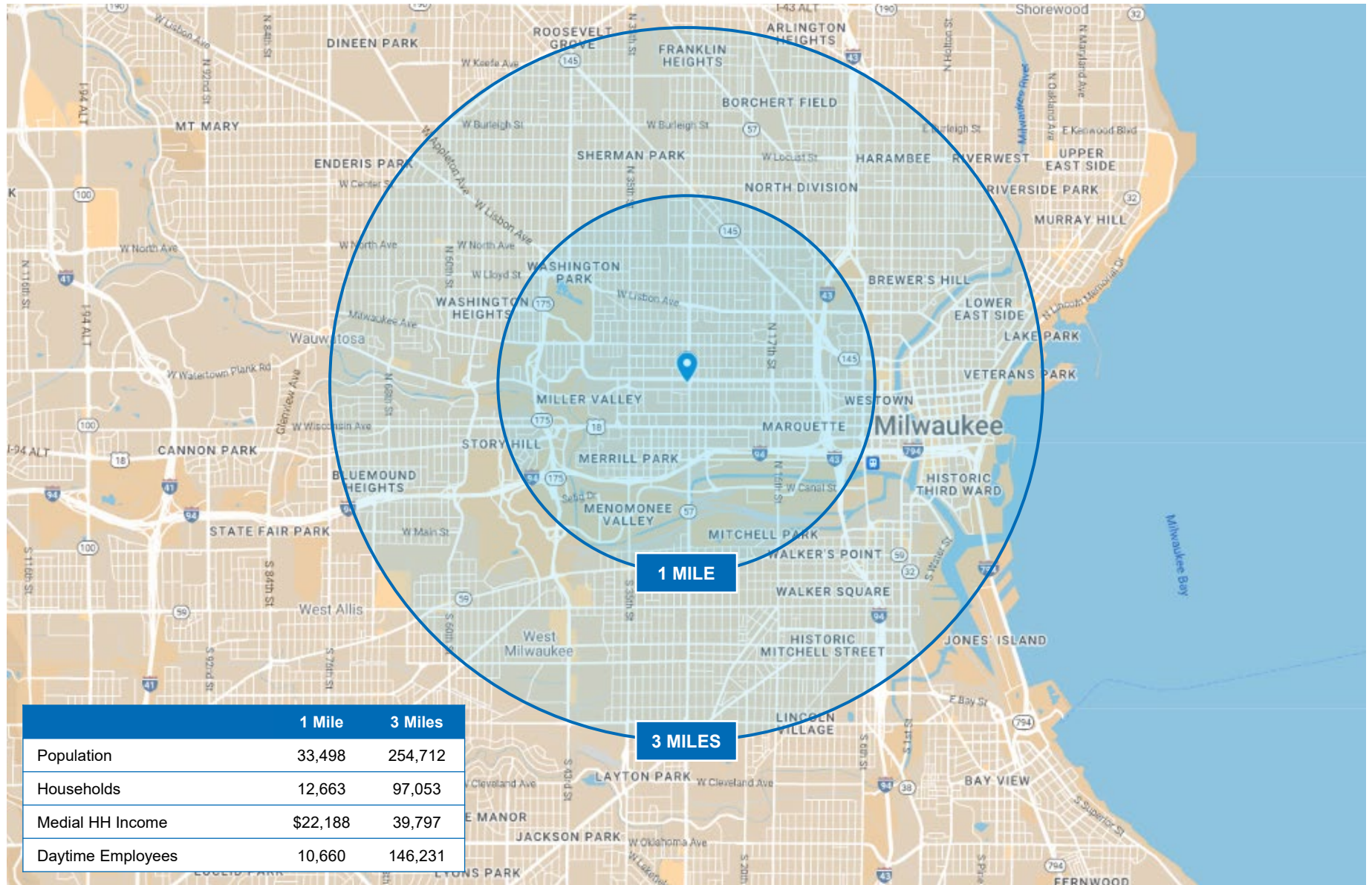
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Demographics



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Financial Details

To review the confidential financial details, please contact:

Rachel Schmidt, CCIM

Managing Director

t 414-395-4691

rachel.schmidt@nmrk.com

Exterior Photos



2725 W HIGHLAND BLVD

Interior Photos



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NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Confidentiality Agreement 2725 W Highland Blvd, Milwaukee, WI

This Confidentiality Agreement (the "Agreement") is executed by the undersigned, an interested party and prospective purchaser for 2725 W Highland Blvd, Milwaukee, Wisconsin (the "Interested Party" in the "Proposed Transaction"), in favor of the Seller ("Owner"):

In connection with Interested Party's possible purchase from Owner of certain real property (the "Property"), Owner intends to make available certain information to Interested Party. The term "Information" means all information that Owner has made or is making available to Interested Party. Whether directly or through MLG Commercial, LLC d/b/a Newmark (Owner's Property Representative"), whether before or after the date of this Agreement, whether tangible or intangible, and in whatever form, as well as all information generated by Interested Party or its representatives, as defined below, that contains, reflects or is derived from the furnished information. Such information may but shall not be required to be itemized on a schedule, which may now or later be attached to this Agreement and initialed by Interested Party. The information does not purport to contain all of the information that Interested Party may desire. Interested Party should conduct its own investigation and analysis of the information, for the Owner's Property Representative does not warrant or represent the validity of the information and shall be held harmless

In consideration of Owner's disclosure of the information to Interested Party, Interested Party agrees that it shall keep the information confidential and will not use any of the information in any way detrimental to Owner, without the prior written consent of Owner, such information shall not be disclosed by Interested Party or any of its officers, directors, partners, employees, affiliates, agents or representatives (collectively, "Representatives") to any third party and shall not be used by Interested party or its Representatives other than in connection with the Proposed Transaction with the Owner.

Interested Party agrees that the information may be transferred only to such of its Representatives who need to know the information for the sole purpose of assisting Interested party in evaluating the Proposed Transactions, who are informed of this Agreement, and who in writing agree to be bound by the terms hereof as if a party hereto.

Neither Owner, Owner's Property Representative, nor any of their representatives has made or makes any representation or warranty, express or implied, as to the accuracy or completeness of the information. Interested party agrees that neither Owner, Owner's Property Representative, nor their representatives shall have any liability to Interested Party or to any of its Representatives resulting from the providing or use of the information.

ACCEPTED AND AGREED to this on the _____ day of _____, 20__.

Prospective Purchaser:

Signed: _____	Company: _____
Print Name: _____	Address: _____
Title: _____	_____
Phone: _____	Email: _____
Fax: _____	Website: _____