

Property Income General Estimate

4117 N Green Bay Ave Milwaukee WI 53209 | Prepared September 16 2026

This planning estimate shows how the building could perform using broad Milwaukee office-market assumptions. It is not an appraisal and does not replace the property's actual rent roll or operating-expense records.

Estimate assumptions

Assumption	Planning input
Building area	6,600 square feet
Average market rent	\$19.91 per square foot annually
Vacancy and collection loss	18.7% of scheduled gross income
Operating expenses	45% of gross operating income

Estimated annual operating statement

Measure	Annual	Monthly
Average rent per square foot	\$19.91	\$1.66
Scheduled gross income	\$131,406	\$10,951
Less vacancy and collection loss	(\$24,573)	(\$2,048)
Gross operating income	\$106,833	\$8,903
Estimated operating expenses	(\$48,075)	(\$4,006)
Estimated net operating income	\$58,758	\$4,897

Interpretation

The estimate treats the entire 6,600 square feet as rentable. A formal analysis should first identify the building's actual rentable area and then replace the 45% expense assumption with verified property taxes, insurance, water, security, repairs, maintenance, common-area utilities and management costs.

NOI excludes mortgage principal and interest, depreciation, income taxes and major capital improvements.

Market reference: CBRE Milwaukee Office Figures Q2 2026 reported an average Class B full-service gross asking rate of \$19.91 per square foot and overall vacancy of 18.7%. [CBRE Milwaukee Office Figures](#)

Property record: The City of Milwaukee identifies the property as a medical clinic and lists 6,767 finished square feet. The calculations above use the owner-reported 6,600 square feet. [City assessment record](#)