

INVESTMENT OPPORTUNITY:

W MICHIGAN ST PORTFOLIO

Milwaukee, WI 53233 | Near Marquette University Area

Executive Summary

This is a turnkey opportunity to acquire a portfolio of 3 fully occupied single-family residential properties located along West Michigan Street in Milwaukee.

- **Portfolio Offering Price:** \$675,000 (Properties sold exclusively as a 3-property bundle)
- **Monthly Gross Rental Income:** \$5,985 / month
- **Annualized Gross Revenue:** \$71,820 / year
- **Tax Benefit Advantage:** Property taxes across the portfolio decreased by ~\$4,000 from 2025 to 2026, directly boosting net operating income (NOI) and overall yield.

Portfolio Breakdown

Address	Asset Type	Beds / Baths	Living Space	Lot Size	Occupancy
2023 W Michigan St	Single Family	5 Bed / 2 Bath	1,538 sq ft	1,740 sq ft	Fully Occupied
2028 W Michigan St	Single Family	6 Bed / 2 Bath	2,005 sq ft	1,920 sq ft	Fully Occupied
2032 W Michigan St	Single Family	3 Bed / 2 Bath	1,254 sq ft	2,560 sq ft	Fully Occupied
Portfolio Total	3 Units	14 Beds / 6 Baths	4,797 sq ft	6,220 sq ft	100% Occupied

Key Investment Highlights

1. **Clustered Management Efficiency:** All three homes are located on the same block of W Michigan St, providing operational simplicity for tenant relations, maintenance, and oversight.
2. **High-Demand Layouts:** With high bedroom counts (5-bed, 6-bed, and 3-bed), these homes are structured to maximize rental revenue in a prime Milwaukee rental node close to major employers, transit routes, and higher education hubs.
3. **Conversion Upside:** Two of the homes could easily be converted back to duplexes, offering added value-add potential.
4. **Turnkey Cash Flow:** Immediate revenue generation from day one with established tenancy already in place.
5. **Significant Expense Reduction:** The ~\$4,000 annual drop in real estate taxes creates an immediate margin expansion without requiring rent increases.

Property Photos



Contact

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