TRC

THE REALTY COMPANY

FOR SALE · EXCLUSIVE LISTING

1817 N Humboldt Ave & 1838 N Humboldt Ave

Milwaukee, WI 53202

$1,190,000.00
$119,000 per Door

Presented by The Realty Company



1817 N Humboldt



1838 N Humboldt

PHOTO GALLERY

Property Photos

1817 & 1838 N Humboldt Ave, Milwaukee WI 53202

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- Investment Opportunity with Stable Return on Investment
- Vibrant East Side Neighborhood
- Well Maintained and Remodeled Units
- New Concrete, Patios, and Tuck Pointing













FINANCIALS

Income & Expenses

1817 & 1838 N Humboldt Ave, Milwaukee WI 53202

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GROSS SCHEDULED INCOME	$131,340.00
ADDITIONAL INCOME	$587.71
LESS VACANCY & CREDIT LOSS	$1,500.00
EFFECTIVE GROSS INCOME	$130,427.81
OPERATING EXPENSES	$46,362.55
NET OPERATING INCOME	$84,362.55
TOTL MONTHY RENT	$10,945.00

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PRICE $1,190,000
$119,000 Per Door

Property Location:
1817 & 1838 N Humboldt , Milwaukee WI 53211
Type of Property: 2 Apt.Buildings
Size of Property: 10 units
Date: 10/1/2026

Property INCOME		**TOTAL**
Rent		$ 131,340.00
Other Income		$ 587.81
Vacancy		$ 1,500.00
		$ 130,427.81
OPERATING EXPENSES		
Advertising		$ 229.00
Fire		$ 90.64
Supplies		$ 498.81
Maintenance		$ 2,660.75
Repairs		$ 608.31
Insurance		$ 3,351.00
Cleaning		$ 360.00
Remodel		$ 6,726.55
Gas and Electric		$ 3,458.76
Water Sewer	Tenant	
Pest		$ 1,028.21
Trash		$ 1,898.56
Landscape		$ 2,049.96
Taxes	2025	$ 23,402.00
Total Expenses		$ 46,362.55
Net Operating Income		$ 84,065.26

Rent Roll					
Unit		**Rent**	**Type**		**SD**
1817 -1	$	950.00	1/1	$	950.00
2	$	995.00	1/1	$	995.00
3	$	1,170.00	2/1	$	1,150.00
4	$	1,230.00	2/1	$	1,210.00
5	$	1,495.00	2/2	$	1,535.00
	$	5,840.00			
1838-1	$	970.00	1/1	$	785.00
2	$	875.00	1/1	$	820.00
3	$	1,130.00	1/1	$	1,100.00
4	$	1,075.00	1/1	$	975.00
5	$	1,055.00	1/1	$	1,065.00
	$	5,105.00			
Rent Total	$	10,945.00			

SPECIFICATIONS

Property Details

1817 & 1838 N Humboldt Ave, Milwaukee WI 53202

THE REALTY COMPANY

PROPERTY TYPE	2 Multi-Family Buildings
TOTAL UNITS	10 Units
UNIT DESCRIPTION	7 - 1 Bed, 1 Bath Units 2 - 2 Bed, 1 Bath Units 1 - 2 Bed, 2 Bath Units
BUILDING TAX KEYS	3540672000 & 3550799000
BUILDING SF	1817 N Humboldt Ave: 3976 SF 1838 N Humboldt Ave: 2786 SF
TENANTS PAY	All Utilities
PARKING	1838 has a 2-car garage with 3 surface parking spaces
OFFERING PRICE	**$1,190,000**



MARKET INFORMATION

1817 & 1838 N Humboldt Ave, Milwaukee WI 53202

THE REALTY COMPANY

INVENTORY UNITS	UNDER CONSTR UNITS	12 MO ABSORP UNITS	VACANCY RATE	MARKET RENT/UNIT	MARKET SALE PRICE/UNIT	MARKET CAP RATE
81 +0%	0 -	0 -	11.1% -1.2%	$1,596 +11.3%	$149K +2.7%	8.4% +0.1%
Prior Period 81	Prior Period 0	Prior Period 0	Prior Period 12.3%	Prior Period $1,434	Prior Period $145K	Prior Period 8.3%

Availability	
Vacant Units	9
Asking Rent/SF	$1.33
Concession Rate	0.6%
Studio Asking Rent	-
1 Bedroom Asking Rent/Unit	-
2 Bedroom Asking Rent/Unit	-
3 Bedroom Asking Rent/Unit	$1,596

Inventory	
Existing Buildings	12
Average Units Per Bldg	7
12 Mo Demolished Units	0
12 Mo Occupancy % at Delivery	-
12 Mo Construction Starts Units	0
12 Mo Delivered Units	0
12 Mo Avg Delivered Units	-

Sales Past Year	
Asking Price Per Unit	$209,985
Sale to Asking Price Differential	-9.6%
Sales Volume	$8.7M
Transactions	9
Months to Sale	5.5
For Sale Listings	-
Total For Sale Units	-

Demand	
12 Mo Absorp % of Inventory	0%
Median Household Income	58.5K
Population Growth 5 Yrs | 20-29	-35.0%
Population Growth 5 Yrs | 30-39	-3.8%
Population Growth 5 Yrs | 40-54	34.3%
Population Growth 5 Yrs | 55+	0.8%
Population Growth 5 Yrs	0.1%

Offering these properties for a sales price of $119/unit, below the market average, per CoStar.

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Milwaukee, WI 53202
$1,190,000.00

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