TRC

THE REALTY COMPANY

FOR SALE · EXCLUSIVE LISTING

1950, 2000 and 2020 W Good Hope Rd, Milwaukee, WI 53209

3 Four Family Buildings

$1,800,000.00

Presented by The Realty Company



SPECIFICATIONS

Property Details

PROPERTY TYPE	3- Four Family Buildings
TOTAL UNITS	Total of 12 units
UNIT DESCRIPTION	All units are 1055 SF 2 bedroom, 1 ½ bathrooms
VACANCY	Historically Low to No Vacancies
AVERAGE CURRENT RENT PER UNIT	$1,406.00
TENANTS PAY	All utilities, except water and sewer
PARKING	Ample Outdoor Parking
OFFERING PRICE	**$1,800,000.00**



Good Hope Apartments
2 Bedroom Unit 1,055 s.f.
Finishes will vary by unit

FINANCIALS

Income & Expenses

GROSS SCHEDULED INCOME	$202,500.00
ADDITIONAL INCOME, LAUNDRY	$1,200.00
EFFECTIVE GROSS INCOME	$203,700.00
CAP RATE	7%
OPERATING EXPENSES	$76,424.00
NET OPERATING INCOME	$127,276.00
TOTAL MONTHY RENT	$16,875.00

		Current		2026	10/2026 Rent Roll	Rent	Lease
		Rent		$ 202,500.00	1	$ 1,470.00	7/31/2027
		Laundry		$ 1,200.00	2	$ 1,455.00	8/31/2027
		GOI		$ 203,700.00	3	$ 1,465.00	4/30/2027
1950, 2000,2020 W Good Hope					4	$ 1,510.00	3/31/2027
Glendale WI 53209		Vacancy	5%	$ 9,600.00			
		Management	5%	$ 9,600.00	1	$ 1,310.00	7/31/2027
12 units, 3 buildings		Taxes	2025	$ 26,924.00	2	$ 1,460.00	9/30/2027
Date: 10/21/2026		Insurance		$ 9,000.00	3	$ 1,455.00	4/30/2027
		Repairs and Maintence		$ 5,000.00	4	$ 1,395.00	3/31/2027
		Utilities	Gas/Electric	$ 876.00			
		Sewer/ Water		$ 1,424.00	1	$ 1,480.00	3/31/2027
		Landscape/ Snow		$ 2,000.00	2	$ 1,375.00	4/30/2027
		Trash		$ 2,000.00	3	$ 1,245.00	3/31/2027
		Reserves		$ 10,000.00	4	$ 1,255.00	6/30/2027
		Expenses		$ 76,424.00		$ 16,875.00	month
		NOI		**$ 127,276.00**		$ 202,500.00	Annual
PRICE	$1,800,000		CAP RATE 7%				

PROPERTY PICTURES











For more information, please contact:

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