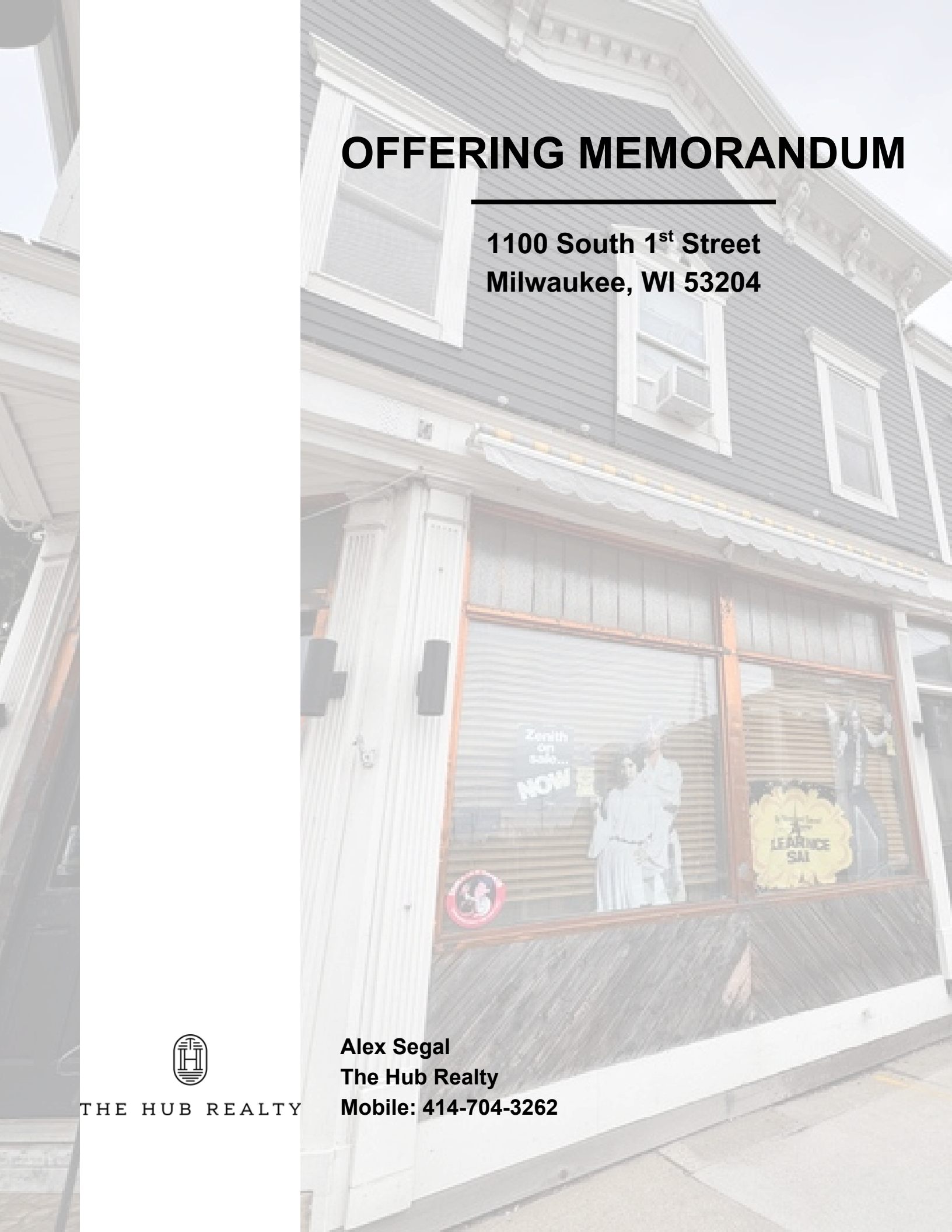
OFFERING MEMORANDUM

1100 South 1st Street
Milwaukee, WI 53204



THE HUB REALTY

Alex Segal
The Hub Realty
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SUMMARY | 1100 S 1st St

PROPERTY DESCRIPTION

Your chance to own a Milwaukee Icon has arrived! Outstanding 5-unit mixed-use building housing the one and only Don's TV & Repair Speakeasy. Centrally-located on South First Street in the beating heart of Walker's Point and an 8.8 cap at acquisition -- I'll repeat that part for those in the back... AN 8.4 CAP AT ACQUISITION! Fully leased and stabilized and a return you rarely find in preferred geography. Nicely updated units, seperate panels & mechanicals, professionally-managed. This is priced to sell - don't drag your feet.

PROPERTY SUMMARY

Property Address: 1100-1102 S 1st St, Milwaukee, WI 53204

Tax Number: 4310261000

Zoning: IM

Year Built: 1890

Unit Count: 5 (4 residential apartments, 1 commercial storefront)

Number of Floors: 2

Building Sq footage: 4,785

Land Area: 0.061 Acres

Roof: Asphalt shingles and EPDM Rubber Membrane

HVAC: Individual Forced air in all units. New unit in commercial space with older AC condenser.

Electric: All units have separate electric meters/panels. All circuit breakers.

Term: As-Is, Where-Is.

RENT ROLL | 1100 S 1st St

Unit #	Type	Term	Current Rent	Notes
Don's Diner	Restaurant	1/31/29	$5,440.00	Total monthly rent includes $846 in CAM/OPex charges.
1	2bd, 1ba	MTM	$1,100.00	
2	Studio	MTM	$775.00	
3	1bd, 1ba	7/31/27	$950.00	
4	Studio	MTM	$700.00	
Total			**$8,965.00**	Commercial Tenant has two (2) 5-year renewals at 2% annual base rent escalation.

FINANCIALS | 1100 S 1st St

INCOME

TOTAL INCOME	CURRENT	Disclaimer
Gross Potential Rent	$110,364.00	Estimated
5% Vacancy Loss	$5,518.20	Estimated
Net Rent	$104,845.80	Estimated
GROSS ADJUSTED OPERATING INCOME	**$104,845.80**	Estimated

PURCHASE PRICE
$799,000.00

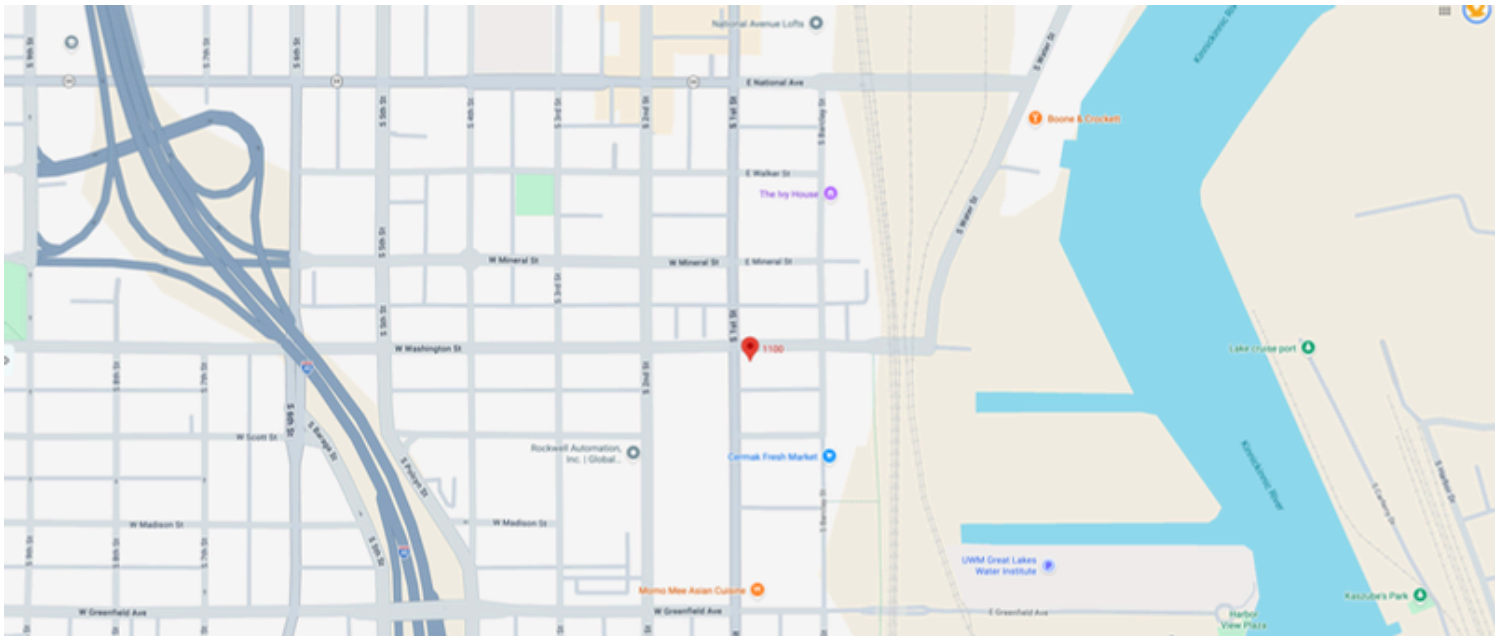
CURRENT CAP RATE
8.78%

EXPENSES

TOTAL EXPENSES	CURRENT	%
Property Taxes	$15,312.00	13.9%
Insurance	$3,424.92	3.1%
Management Company-3rd party	$5,242.29	4.8%
Landscaping & Snow Removal	$1,500.00	1.4%
Gas	$0.00	0.0%
Electric	$504.00	0.5%
Water & Sewer	$5,565.00	5.0%
Repairs & Maintenance	$4,500.00	4.1%
Trash	$1,740.00	1.6%
Totals	$37,788.21	34.2%

DISCLAIMERS:
Rents are actual per rent roll.
Taxes based on 2025 tax bill.
No lawn. Snow removal est. at $250/month for 6 months.
R&M estimated @ $75/unit/month.
Insurance is estimated at $685/unit/year.
Trash expense is actual per Eagle Disposal.
Tenants pay heat. Owner pays common area elec per We Energies.
Interest rates per local credit union.

MAP VIEW | 1100 S 1st St





COMPARABLE RENTAL PROPERTIES | 1100 S 1st St





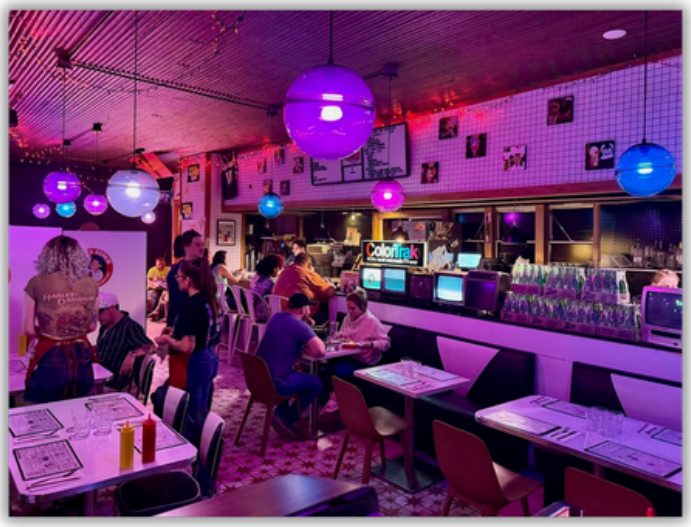


	Subject	Comparable #1	Comparable #2
Address	1100 S 1st St	704 S 2nd St	904 S 1st St
Current Rent	$4,594 (actual)	$4,800	$3,500
Unit Sq Ft	2,400	1,996	1,742
Rent / sq. ft.	$1.91	$2.40	$2.00
Utilities Included	Trash		
Parking	None		
Amenities	Dedicated basement space		

PHOTOS | 1100 S 1st St

RESTAURANT













PHOTOS | 1100 S 1st St

RESTAURANT













PHOTOS | 1100 S 1st St

UNIT SAMPLE: 1 & 3













PHOTOS | 1100 S 1st St

UNIT SAMPLE: Unit 2 & 4













PHOTOS | 1100 S 1st St

Exterior



