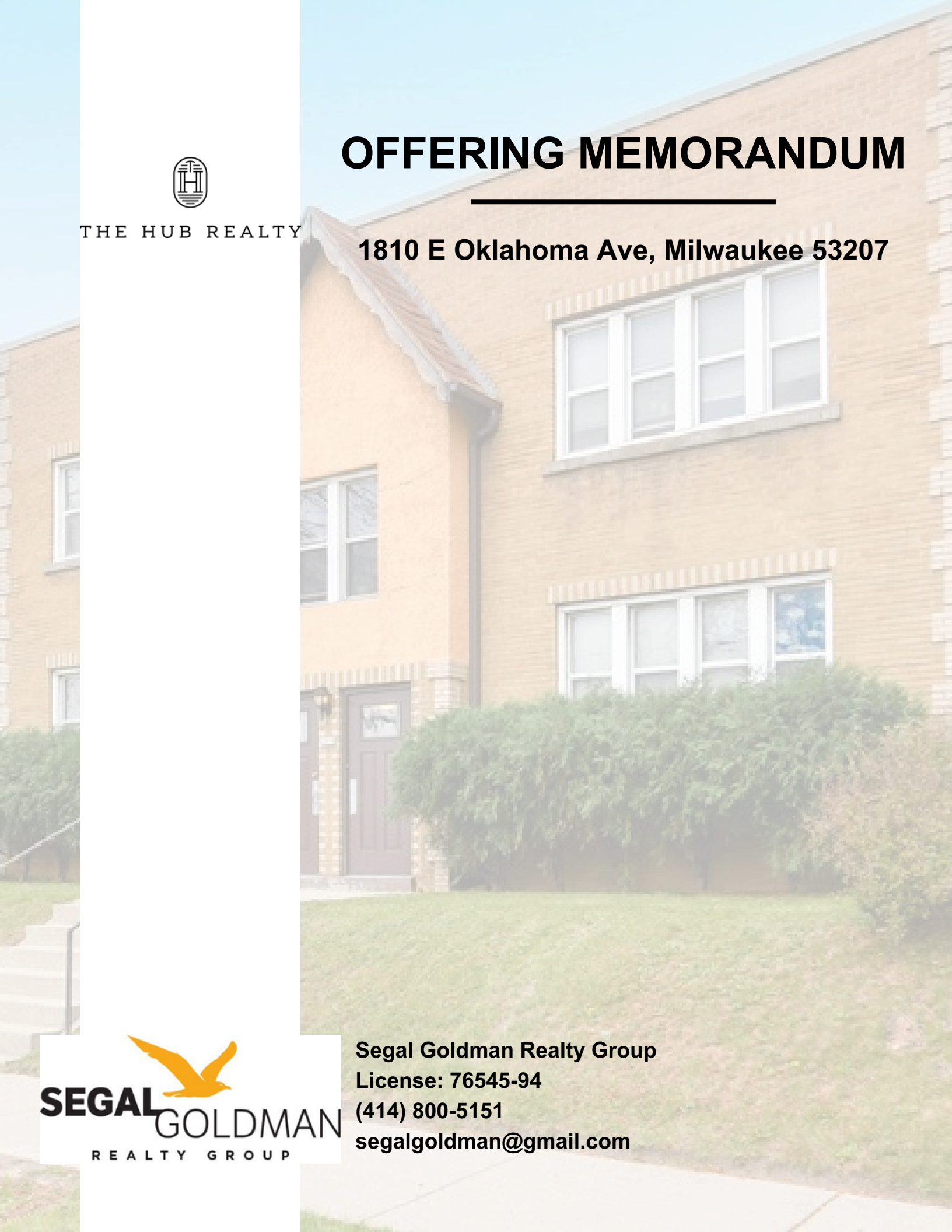
THE HUB REALTY

OFFERING MEMORANDUM

1810 E Oklahoma Ave, Milwaukee 53207



SEGAL GOLDMAN REALTY GROUP

Segal Goldman Realty Group
License: 76545-94
(414) 800-5151
segalgoldman@gmail.com

PRESENTED BY | 1810 E Oklahoma Ave

Alex Segal - Team Leader
The Hub Realty
alex@segalgoldman.com

Mitch Douglas - Listing Contact
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mitch@segalgoldman.com





DISCLAIMER: All income and expense information, with the exception of actual, verified historical numbers, represent a good faith projection of future potential rents. The Segal Goldman Realty Group and The Hub Realty make no representations as to whether these rent projections are actually attainable. Further, SGRG and The Hub Realty make no representations or warranties about square footage of units and condition and building/units. All buyers are encouraged to investigate market conditions, and research whether or not various rent increases are attainable.

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SUMMARY | 1810 E Oklahoma Ave

PROPERTY DESCRIPTION

Golden opportunity to own an 8-unit apartment building in Bay View, one of the strongest, most sought-after rental markets in Milwaukee. All units are large, easy to rent 1BR/1BA with natural hardwoods and old world charm. Building has been meticulously maintained and tastefully updated. Off-street parking in back, along with a freshly landscaped backyard. Many untapped avenues for value add. Conveniently located along Oklahoma Avenue with easy access to neighborhood restaurants, shopping, parks, public transportation.

PROPERTY SUMMARY

Property Address: 1810 E Oklahoma Ave, Milwaukee, WI 53207

Tax Number: 5030104000

Year Built: 1928

Unit Count: 8

Number of Floors: 2

Acerage: .165

Building Sq Ft: 6,152

Unit Sq Ft: 600~

Unit Mix: (8) 1BD/1BA apartments

Exterior: Brick

Roof: TPO

HVAC: Boiler System

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

Parking: None.

Amenities: Coin operate laundry.

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RENT ROLL | 1810 E Oklahoma Ave

Unit #	Type	Term	Current Rent	Notes
1	1BD/1BA	7/31/27	$1,035.00	Tenant pays for parking at $25/month
2	1BD/1BA	7/31/27	$1,005.00	
3	1BD/1BA	MTM	$1,200.00	
4	1BD/1BA	7/31/27	$1,005.00	
5	1BD/1BA	5/31/27	$1,060.00	Tenant pays for parking at $25/month & $25/month pet fee
6	1BD/1BA	6/30/27	$1,070.00	Tenant pays for parking at $25/month & $30/month pet fee
7	1BD/1BA	6/30/27	$1,030.00	Tenant pays for parking at $25/month
8	1BD/1BA	5/31/27	$1,035.00	Tenant pays for parking at $25/month
Totals			**$8,440.00**	

Note: Tenants each pay 1/8th of the water bill in addition to the rents above.

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FINANCIALS | 1810 E Oklahoma Ave

PURCHASE PRICE
$1,050.00

PROFORMA CAP RATE
6.71%

NOI
$70,485.39

INCOME

TOTAL INCOME	CURRENT	Disclaimer (current)
Current Rent (including parking and pet fees)	$101,280.00	Actual
Projected Rent of $1,200/unit	$16,128.00	Projected
Water Bill Back	$2,088.00	Based on actual bills
Laundry	$1,200.00	Estimated
Parking Fees (5 spots @ $100 each)	$4,500.00	Estimated
Vacancy Estimated at 5%	$6,260.00	Estimated
Effective Rental Income	$118,936.00	Estimated

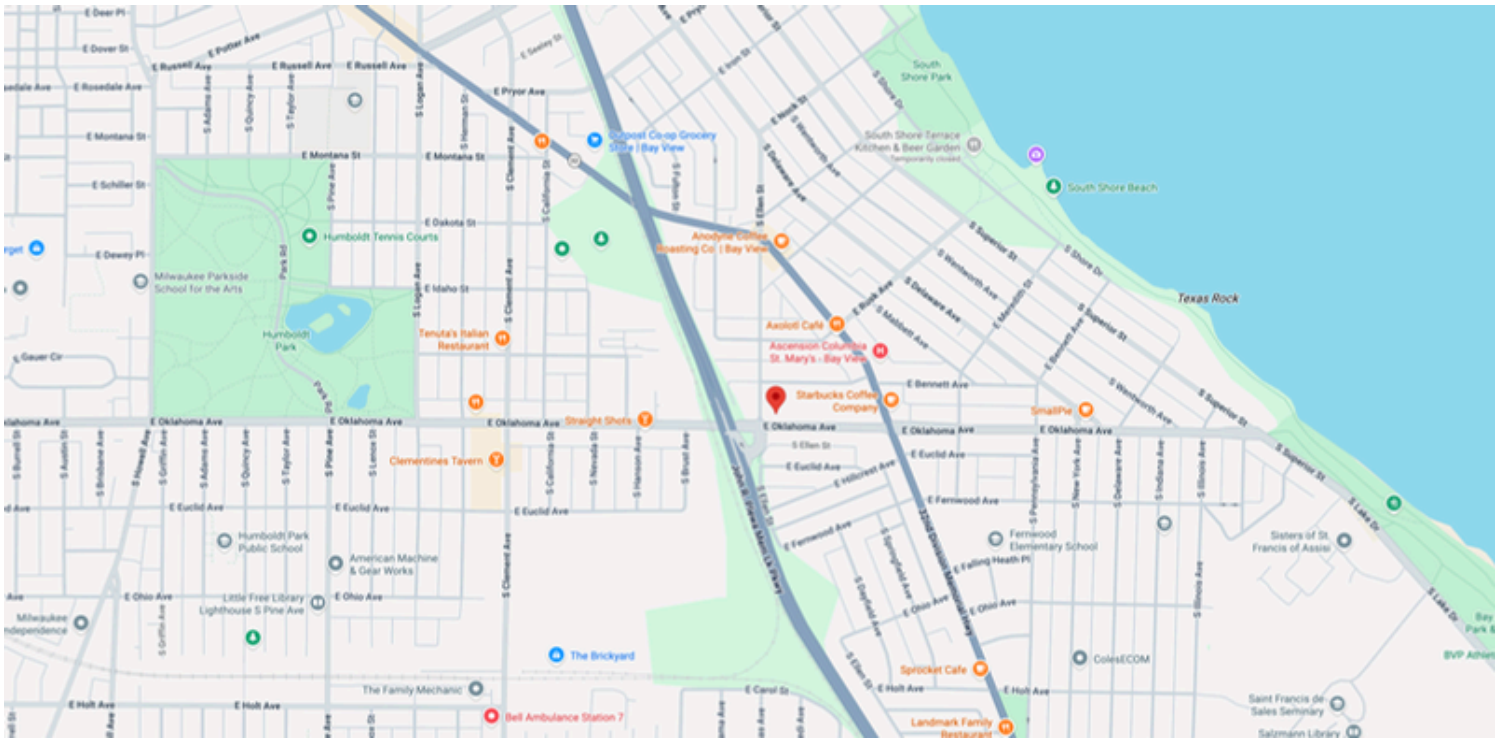
EXPENSES

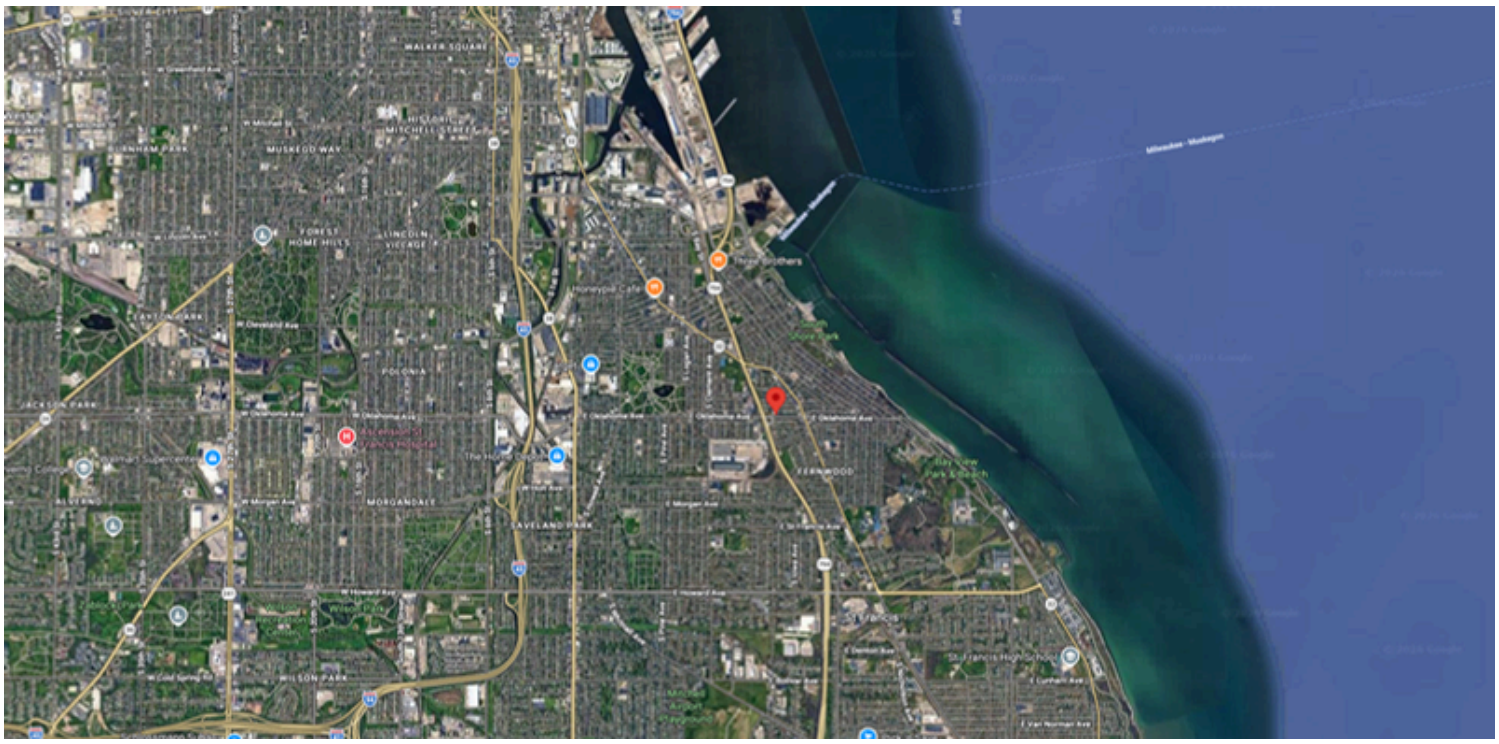
TOTAL EXPENSES	CURRENT	OPEX % (current)	Disclaimer (current)
Taxes	18,252.00	14.6%	Actual
Insurance - Property	5,640.00	4.5%	Actual
Property Management	$5,946.81	4.8%	Standard estimate
Landscaping	2,400.00	1.9%	estimate
Gas	5,184.00	4.1%	actual
Electric	1,128.00	0.9%	actual
Water/Sewer	2,088.00	1.7%	actual
Maintenance	6,012.00	4.8%	Actual
Trash	1,800.00	1.4%	estimate
Total	**$48,450.81**	**38.7%**	

DISCLAIMER: Rents are actual per Owner and include current pet fees and parking fees - see rent roll on previous page. Trash, current owner has recycling and trash. Our estimate just assumes trash service. Taxes are actual based on 2025 tax bill. R&M is actual per owner's 2025 expenses. Insurance is actual per owner. Landscape/snow is estimated. Electric/gas is actual per WE Energies. Water/Sewer is actual per Milwaukee Water Works.

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MAP VIEW | 1810 E Oklahoma Ave





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COMPARABLE RENTAL PROPERTIES | 1810 E Oklahoma Ave





	Subject	Comparable #1	Comparable #2
Address	1810 E Oklahoma Ave	2636 S Logan Ave	2581 S Austin St
Average Rent	$1,200	$1,145	$1,325
Unit Count	8	42	8
Unit Type	1BD/1BA	1BD/1BA with Den	1BD/1BA
Unit Sq Ft	600	800	800
Rent / sq. ft.	$2.00	$1.43	$1.65
Utilities Included	Heat	Heat, water, gas	Landlord pays for water/sewer/trash
Parking	Currently $25 each	Extra $75/$125 (outdoor/indoor)	Off street
Amenities	Coin operated laundry	Parking	Coin operated laundry

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PHOTOS | 1810 E Oklahoma Ave













SEGAL GOLDMAN
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PHOTOS | 1810 E Oklahoma Ave













SEGAL GOLDMAN
REALTY GROUP

MEET THE TEAM | 1810 E Oklahoma Ave



Alex Segal

Alex, the group's leader, graduated from UW-Milwaukee in 2012 with a Bachelor's Degree in Marketing and has over 10 years' experience as a licensed real estate agent, while also being a landlord. He takes pride in assisting his clients by ensuring himself and the group are held to the highest ethical standards and provide superb customer service.

Graig Goldman

Graig has been in the real estate industry for 30+ years in the Metro Milwaukee area. After graduating from the UW-Madison with a Bachelor's Degree in Business Administration and Accounting, he began investing in properties. Prior to becoming a full-time real estate agent, Graig practiced as a Certified Public Accountant and continues to keep his license active.

Dan Mickelsen

Dan graduated from UW-Milwaukee with a BBA in Finance and Real Estate in 2000. His experience with construction, financial analysis, market analysis and complex real estate transactions, coupled with his unique perspective as a corporate real estate professional, private investor and homeowner provides his clients a complete understanding of the marketplace, their options, and alternatives.

Mitch Douglas

Mitch has over 5 years' experience as a licensed real estate agent. He graduated from UW-Milwaukee in 2017 with a Bachelor's Degree in Marketing and Commercial Real Estate. His strong desire to learn and educate both himself and his clients in the real estate industry are what set him apart from the rest.

Sean Mirk

Sean is a seasoned real estate agent from the Chicago area. He joins our group with a background in pharmaceuticals and a strong knowledge of elder care. His pharmacy license is still active to-date. Here in Wisconsin, he has partnered with a local, non-profit placement services company and strives to help his clients in a caring environment with a sensitive approach.

Danielle Knutson

Danielle received an Associate's Degree in Real Estate in 2007 from MATC. She has worked in a variety of roles over the years such as legal, title, sales and property management. As the team's Licensed Administrator, she brings to the group a strong knowledge of the inner workings of the real estate industry along with an eye for the important details. She is the backbone of the group.

SEGAL GOLDMAN
REALTY GROUP

DISCLOSURE TO CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

(a) The duty to provide brokerage services to you fairly and honestly.

(b) The duty to exercise reasonable skill and care in providing brokerage services to you.

(c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.

(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 57-66).

(e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 24-40).

(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

(g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

_____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

_____

_____ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that

_____ and _____ are

Agent's Name ▲ Firm's Name ▲

working as: **(Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent)** **STRIKE ONE**

THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm will provide brokerage services related to real estate primarily intended for use as a residential property containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.

See the reverse side for definitions and sex offender registry information.

_____ _____

Customer Signature ▲ Date ▲ Customer Signature ▲ Date ▲

Customer's Name: _____ Customer's Name: _____

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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Drafted by Attorney Debra Peterson Conrad

Phone: (262)501-8583 Fax:

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.