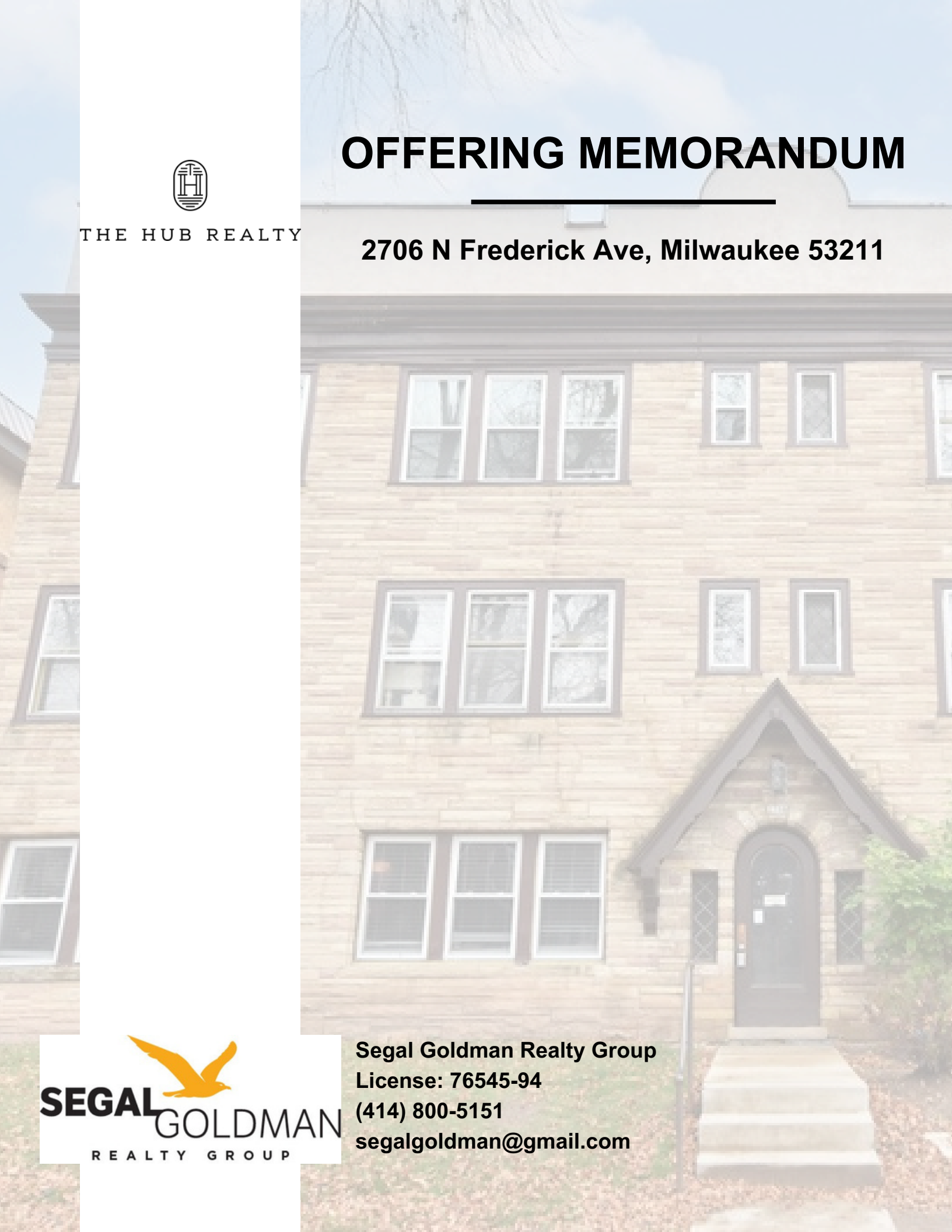
THE HUB REALTY

OFFERING MEMORANDUM

2706 N Frederick Ave, Milwaukee 53211



SEGAL GOLDMAN REALTY GROUP

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

PRESENTED BY | 2706 N Frederick Ave

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The Hub Realty
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Dan Mickelsen - Listing Contact
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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 Realtymake 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 | 2706 N Frederick Ave

PROPERTY DESCRIPTION

Prime East Side location 7-unit building. 5 jumbo, updated 3 bed/2 bath units and 2 large 1 beds. Separate meters and furnaces for all but one unit. High end finish level with granite/stainless/dishwaher kitchens, in-unit laundry, hardwood floors, replacement windows and much more. Masonry exterior, approx 5 yr roof, tandem parking for up to 6. Gross rents exceeding $12,000 a month. This one is a must see, premier building in a premier location!

PROPERTY SUMMARY

Property Address: 2706 N Frederick Ave, Milwaukee, WI 53211

Tax Number: 3161047000

Year Built: 1913

Unit Count: 7

Number of Floors: 3

Acerage: .147

Building Sq Ft: 8,250

Unit Sq Ft: 3BD/2BA: 1200, 1BD/1BA: 600, Lofted 1BD/1BA: 500

Unit Mix: (5) 3BD/2BA, (1) 1BD/1BA & (1) 1BD/1BA (loft unit)

Exterior: Brick/stucco

Roof: EPDM rubber membrane

HVAC: Individual gas, forced air units

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

Parking: 6 surface spaces

Amenities: In-Unit Laundry, Off-Street Parking

RENT ROLL | 2706 N Frederick Ave

Unit #	Type	Term	Current Rent	Proforma Rent	Notes
1	1BR/1BA	6/30/27	$1,385.00	$1,400.00	Includes $35 pet fee
2	3BR/2BA	6/30/27	$1,975.00	$2,100.00	
3	3BR/2BA		$2,035.00	$2,100.00	Includes $35 pet fee
4	3BR/2BA	TBD	$2,100.00	$2,100.00	Will be vacant as of 12/1/26
5	3BR/2BA	12/31/26	$2,060.00	$2,100.00	
6	3BR/2BA	5/31/27	$1,970.00	$2,100.00	
7	Lofted 1BR/1BA	12/31/26	$1,350.00	$1,400.00	
Total			**$12,815.00**	**$13,300.00**	

*****All tenants pay a portion of the water bill in addition to their rent charges above.**

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FINANCIALS | 2706 N Frederick Ave

PURCHASE PRICE
$1,525,000

CURRENT CAP RATE
6.08%

PROFORMA CAP RATE
6.42%

INCOME

TOTAL INCOME	CURRENT	PROFORMA
Gross Potential Rent	$153,780.00	$159,600.00
Water Billback	$3,324.00	$3,324.00
Vacancy Allowance	$7,689.00	$7,980.00
GROSS ADJUSTED OPERATING INCOME	$149,250.00	$154,777.00

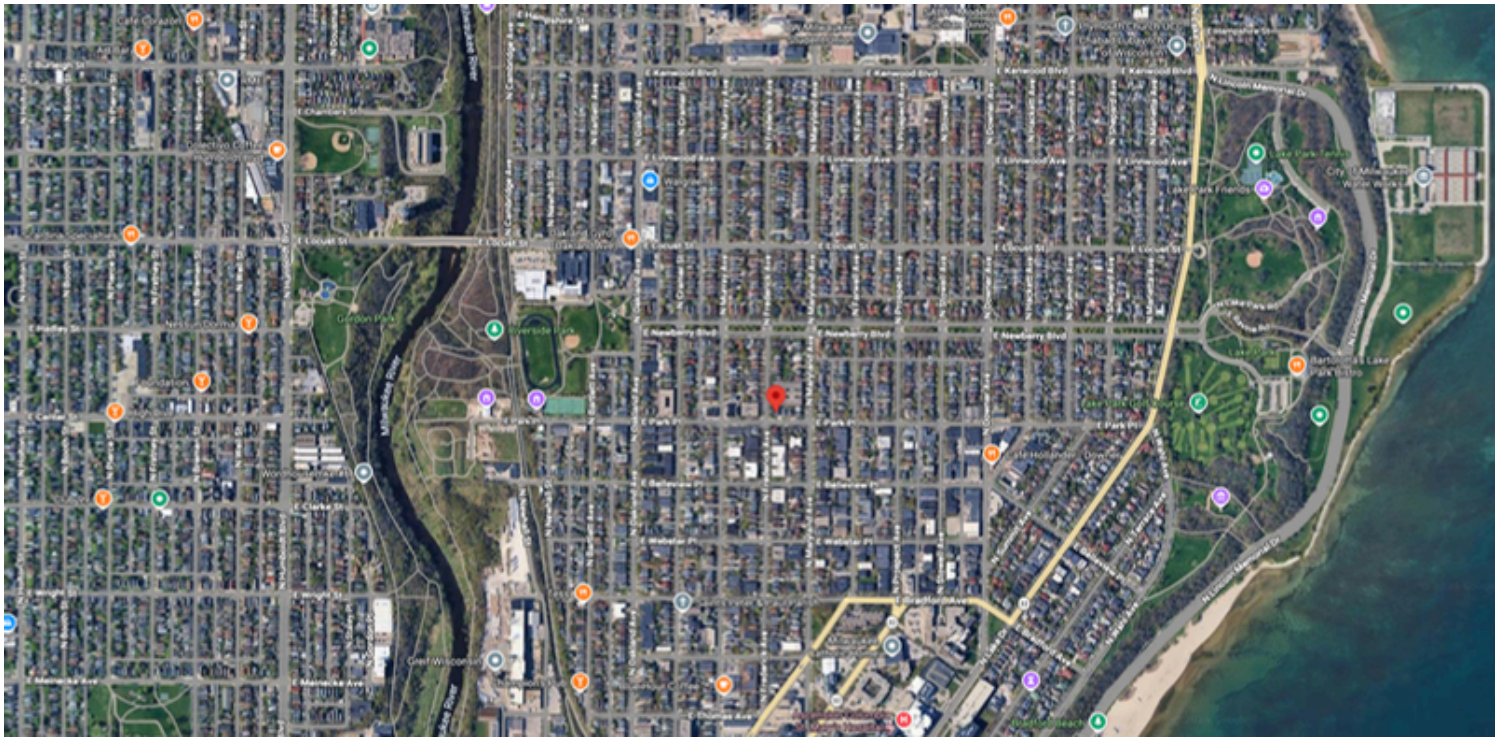
EXPENSES

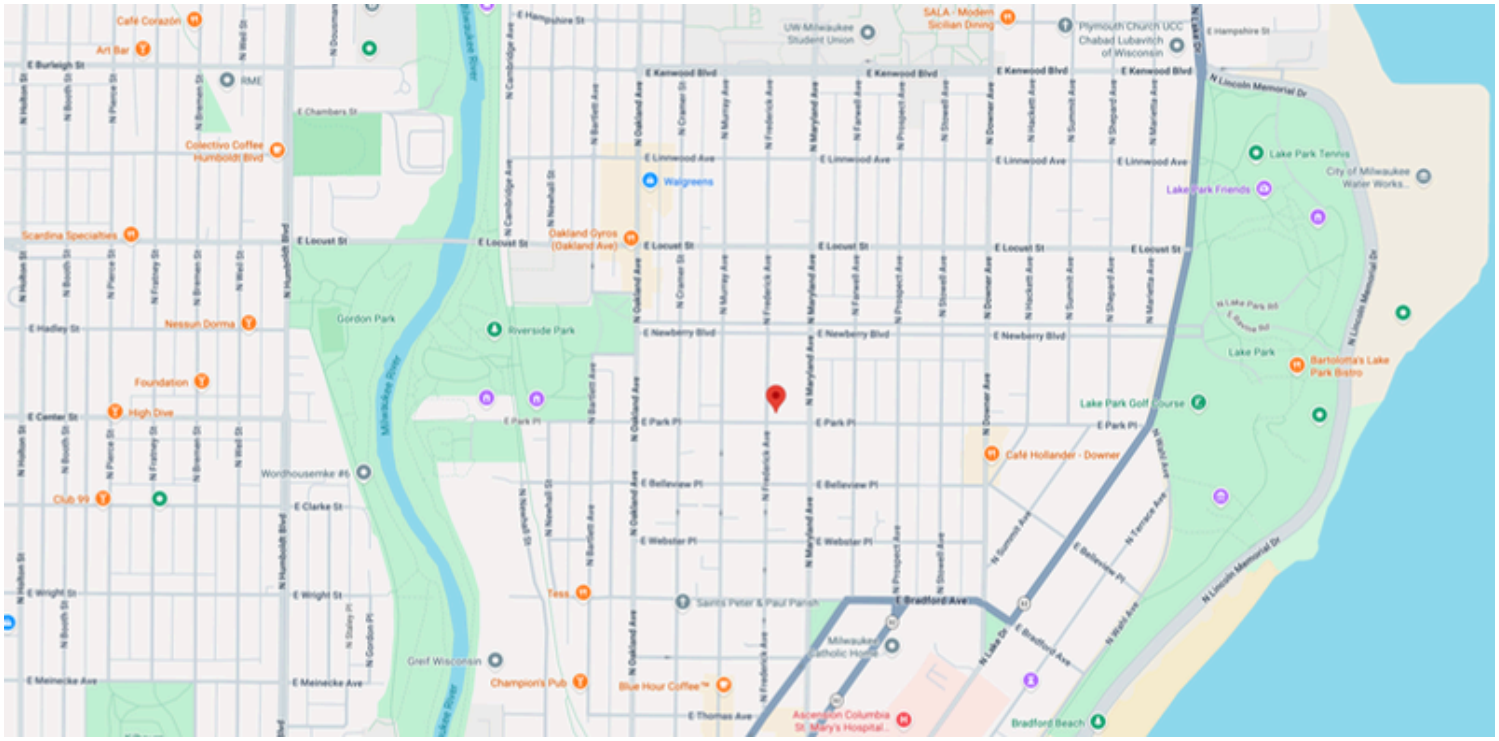
TOTAL EXPENSES	CURRENT	OPEX % (current)	Disclaimer (current)
Taxes	$26,673.96	17.6%	actual
Insurance - Property	$4,588.92	3.0%	actual
Property Management	$7,462.00	4.8%	standard estimate
Landscaping	$4,461.00	3.0%	actual
Gas	$0.00	0.0%	actual
Electric	$2,010.96	1.3%	actual
Water/Sewer	$3,324.00	2.2%	actual
Maintenance	$4,200.00	2.8%	estimate
Cleaning	$600.00	0.4%	actual
Trash	$3,201.60	2.1%	actual
Total Operating Expenses	$56,522.88	36%	
Net Operating Income	**$92,725.92**		

DISCLAIMER: Rents are actual per rent roll. Unit 4 will be vacant in December. Taxes based on 2025 tax bill. R&M estimated @ 50.00/unit/month. Insurance is actual. Trash collection is actual. Gas and electric per We Energies. Owner pays common areas elec and gas/elec for #7. Water/sewer is actual and is billed back to tenants.

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MAP VIEW | 2706 N Frederick Ave





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COMPARABLE SOLD PROPERTIES | 2706 N Frederick Ave





	Subject	Comparable #1	Comparable #2
Address	2706 N Frederick Ave	2564 N Lake Dr	2562 N Prospect Ave
Sold Price	TBD	$2,250,000.00	$2,500,000.00
Unit Count	7	9	10
Unit Type	3BD/2BA & 1BD/1BA	3BD/1.5BA	3BD/2BA
Average Rent	$1,800.00	$1,400.00	$1,420.00
Cost/door	TBD	$250,000.00	$250,000.00
Parking	7	16	6
Notes			

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COMPARABLE RENTAL PROPERTIES | 2706 N Frederick Ave

3 Bedroom Rental Comps






	Subject	Comparable #1	Comparable #2	Comparable #3
Address	2706 N Frederick Ave	1714 E Kane Pl	2534 N Farwell Ave	1419 E Albion St
Average Rent	$2,016.00	$2,400.00	$2,200.00	$2,195.00
Unit Count	7	13	7	10
Unit Type	3BD/2BA	3BD/2BA	3BD/1.5BA	3BD/2BA
Unit Sq Ft	1,200	1,464	1,200	1,500
Rent / sq. ft.	$1.50	$1.64	$1.83	$1.46
Utilities Included	None	Heat, Water, Sewer	Heat, Water, Sewer	None
Parking	Tandem Parking Available	1 Spot Included	None	Gated Parking Available
Amenities	In-Unit Laundry	In-Unit Laundry	In-Unit Laundry	In-Unit Laundry

DISCLAIMER: Individual apartment square footages are approximate, based on owner-provided advertising or broker estimates, and have not been independently verified. Buyers should confirm all measurements.

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COMPARABLE RENTAL PROPERTIES | 2706 N Frederick Ave

1 Bedroom Rental Comps






	Subject	Comparable #1	Comparable #2	Comparable #3
Address	2706 N Frederick Ave	2302 E Wyoming Pl	2009 N Prospect Ave	2600 E Kenwood Blvd
Average Rent	$1,367.50	$1,475.00	$1,395.00	$1,495.00
Unit Count	7	7	25	50
Unit Type	1BD/1BA	1BD/1BA	1BD/1BA	1BD/1BA
Unit Sq Ft	600	900	Unknown	600
Rent / sq. ft.	$2.27	$1.64	Unknown	$2.49
Utilities Included	None	Heat, water, sewer, parking	Heat, water, sewer, trash	Heat, hot water, sewer
Parking	Tandem Parking Available	1 Spot Included	Off-street available	Underground parking
Amenities	In-Unit Laundry	In-Unit Laundry	Coin op laundry	In-Unit Laundry

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PHOTOS | 2706 N Frederick Ave













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PHOTOS | 2706 N Frederick Ave













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MEET THE TEAM | 2706 N Fredrick 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: _____

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.