

Korpall & Associates

Exclusive Offering Memorandum

Presented By:

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3022 W National Property Highlights

\$398,000

- 9,899 SF
- 0.182 Acres
- 7 Units
- 6 3BR, 1 2BR
- 6 Parking Spaces behind the building
- Street parking in front of the building
- On bus route
- Coin operated Laundry in Basement
- Very spacious units with many built ins
- Units renovated in 2014



3022 W National Ave | Milwaukee | WI | 53215

Nice investment opportunity for a charming multifamily property located in an established south side neighborhood with easy access to downtown. This is a brick building that has been professionally managed and is 100% occupied.

There is a full basement with coin operated laundry and tenant storage. A new roof was installed in 2008.

For more information or to schedule a tour please contact Karen at 414.455.4041 or cresolutions.karen@gmail.com.

3022 W National Avenue

Operating Statement – Proforma

<u>Property Price</u>	\$398,000
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Income

Rent	\$ 73,200
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Vacancy Factor (5%)	\$ 3,660
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Total Rent:	\$ 69,540
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Expenses

Property Taxes	\$ 6,470
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Common Area Heat	\$ 6,200
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Water / Sewer	\$ 3,300
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Maintenance	\$ 5,500
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Pest Control	\$ 700
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Property Management	\$ 3,600
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Insurance	\$ 3,000
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Reserves	\$ 500
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Total Expenses:	\$ 29,270
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NOI	\$ 40,270
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Cap Rate	10%
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