



ALL IN INVESTMENTS

— WE CREATE WIN-WIN-SOLUTIONS —

Great North Side Investment Opportunity

Subject Property Address: 3544 N. 23TH Street Milwaukee, WI 53206

Subject Property Description: Dwelling is a 1.0 Story Milw. 4 Bedroom Bungalow having 1488 sqft of finished living area !!!!! HUGE!!!!!!1

Remarks: This property is rent ready with minor cosmetic updates; Start cash flowing Now!!!!

Dwelling Units 1 * 1st Flr 992 * Bedrooms 4 * Year Built 1916 * 2nd Flr 1/2 Baths 1 Heating HOT WATER
3rd Flr 0 Half Baths 2 Airconditioned* NO Attic * 496 RecRoom NO Exterior Wall ALUMINUM / VINYL
Half Story 0 FirePlaces 0 Basement Type FULL 960 sqft Basement 0

OFFERED AT \$16,500

Call Ahmed at: 615-519-8823

Assessment/ Value Data

1. City of Milwaukee Tax Assessment	10/23/14	\$29,200
2. Realtor's Property Resource (RPR)	9/15/14	\$61,000
3. <u>Average Values</u>		<u>\$45,100</u>

Rental Estimates

- | | |
|---|------------------|
| 1. Rent Zestimate (Zillo): | \$764/mo |
| 2. Rent-o-meter.com 80% of rents between: | \$624 – \$1021 |
| 3. <u>Rento-o-meter.com average rent</u> | \$ 850.00 |
-

Gross Return on Investment (Before Net Operating Expense)

Rent Amount	Monthly	Yearly	3 year ROI	7 year ROI	10 year ROI
\$650.00	\$650.00	\$7,800.00	\$23,400.00	\$54,600.00	\$78,000.00
\$700.00	\$700.00	\$8,400.00	\$25,200.00	\$58,800.00	\$84,000.00
\$750.00	\$750.00	\$9,000.00	\$27,000.00	\$63,000.00	\$90,000.00
\$800.00	\$800.00	\$9,600.00	\$28,800.00	\$67,200.00	\$96,000.00
\$850.00	\$850.00	\$10,200.00	\$30,600.00	\$71,400.00	\$102,000.00
\$900.00	\$900.00	\$10,800.00	\$32,400.00	\$75,600.00	\$108,000.00

This Property is rent ready with minor cosmetic work

Pictures

