



THE REALTY COMPANY

1817 & 1838 N HUMBOLDT AVE

FOR SALE: \$1,200,000



1817 N Humboldt Ave

Discover a premier investment opportunity, a
10-unit multifamily property located at

1817 & 1838 N Humboldt Ave
Milwaukee, WI 53202

Nestled in a **vibrant East Side neighborhood**,
this property offers a strategic location
just minutes from downtown Milwaukee,
providing easy access to shopping,
dining, and entertainment.

The area is renowned for its cultural richness
and strong rental demand, making it an
attractive choice for investors
seeking **stable returns**.

With **modern amenities and well-maintained
units**, these properties promise **consistent
cash flow and potential for appreciation**.

Well maintained, remodeled units, new roof,
new patio, and tuck pointing.



1838 N Humboldt Ave

For more information, please contact:

850 Elm Grove Road, Suite 19
Elm Grove, WI 53122

TheRealtyCompanyLLC.com

Lorna Mueller, Owner/Broker

414-405-7128

Lorna@TheRealtyCompanyLLC.com

Elizabeth Hill, Agent

414-803-1443

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Molly Morris, Agent

262-391-6909

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Purchase Price: \$1,200,000

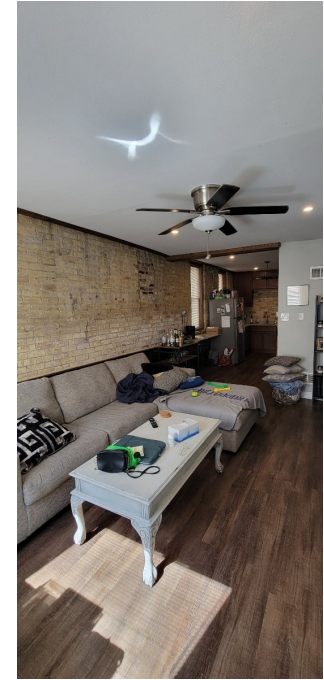
Property Location:

1817 & 1838 N Humboldt, Milwaukee WI 53211

Type of Property: 2 Apt. Buildings

Size of Property: 10 units

Date: 7/21/2026



Property INCOME	1817 2025	1838 2025	TOTAL 2025
Rent	\$ 70,080.00	\$ 61,260.00	\$ 131,340.00
Other Income	\$ 587.81	\$ -	\$ 587.81
	\$ 70,667.81	\$ 61,260.00	\$ 131,927.81
OPERATING EXPENSES			
Advertising	\$ 229.00		\$ 229.00
Fire	\$ 45.32	\$ 45.32	\$ 90.64
Supplies		\$ 498.81	\$ 498.81
Maintenance	\$ 2,260.75	\$ 400.00	\$ 2,660.75
Repairs		\$ 608.31	\$ 608.31
Insurance	\$ 1,935.00	\$ 1,416.00	\$ 3,351.00
Cleaning	\$ 360.00		\$ 360.00
Remodel	\$ 3,068.55	\$ 3,658.00	\$ 6,726.55
Gas and Electric	\$ 884.03	\$ 2,574.73	\$ 3,458.76
Water Sewer Tenant			
Pest	\$ 1,028.21		\$ 1,028.21
Trash	\$ 1,898.56		\$ 1,898.56
Landscape	\$ 475.21	\$ 1,574.75	\$ 2,049.96
Taxes 2025	\$ 11,055.00	\$ 12,347.00	\$ 23,402.00
Total Expenses	\$ 23,239.63	\$ 23,122.92	\$ 46,362.55
Net Operating Income	\$ 47,428.18	\$ 38,137.08	\$ 85,565.26

Rent Roll

Unit	Rent	Type	SD
1817 -1	\$ 950.00	1/1	\$ 950.00
2	\$ 995.00	1/1	\$ 995.00
3	\$ 1,170.00	2/1	\$1,150.00
4	\$ 1,230.00	2/1	\$1,210.00
5	\$ 1,495.00	2/2	\$1,535.00
	\$ 5,840.00		

1838-1	\$ 970.00	1/1	\$ 785.00
2	\$ 875.00	1/1	\$ 820.00
3	\$ 1,130.00	1/1	\$1,100.00
4	\$ 1,075.00	1/1	\$ 975.00
5	\$ 1,055.00	1/1	\$1,065.00
	\$ 5,105.00		

Rent Total \$ 10,945.00

7.35



TRC

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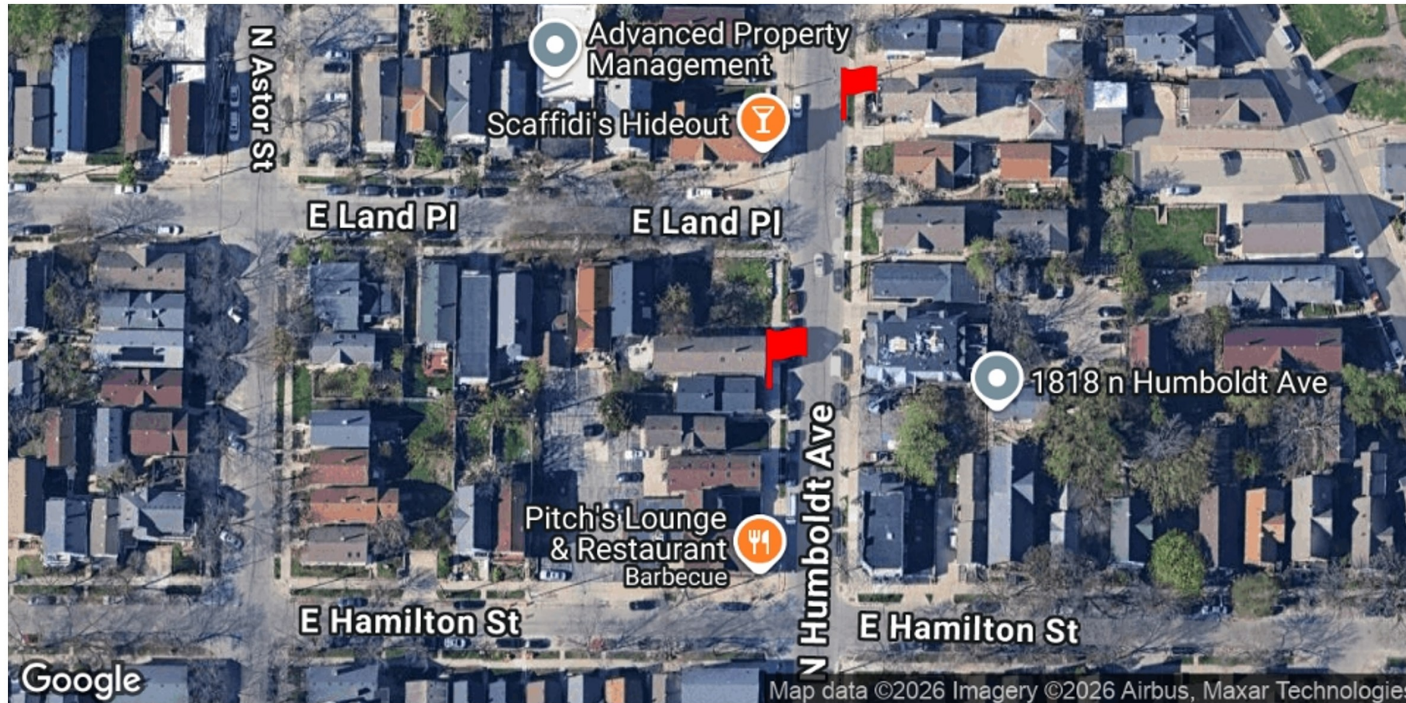
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