



Cesar Chavez Drive Investment

Leased Building + Duplex



1308 S. Cesar Chavez Drive
 1303 - 1307 S. 15th Place
 Milwaukee, WI 53204

\$625,000

- FULLY LEASED OFFICE AND DUPLEX
- 12 CAR PARKING LOT BEHIND THE OFFICE
- IN THE CENTER OF THE CHAVEZ BUSINESS DISTRICT
- POPULAR WALKER'S POINT NEIGHBORHOOD
- OFFICE BUILDING HAS BEEN REMODELED
- DUPLEX IS CURRENTLY BEING RMODELED
- ALDERMAN JOSE PEREZ 12TH DISTRICT

Jennifer Green

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Property Details:

Building Size	+/- 7,883 Gross +/- 3,888 RSF 1st Floor +/- 3,500 RSF Lower Level
Lot Size	4012 SF
Parking	12 (6 tandem)
Assessment	\$433,000
Tax Key	433081300
Zoning	LB-2
Year Built	1936; Remodeling 2017/18 , New Facade
Aldermatic District	12-Perez

Duplex	one bedroom upper two bedroom lower
Size	1,184 SF; Basement 934 SF
Lot Sizes	3,510 & 3,978 ; 7488 Total SF
Parking	3 Outdoor
Assessment	\$53,800
Tax Keys	4330405000 4330404000
Zoning	RT-4
Year Built	1883; Remodeled 2018



Commercial Realty Advisors, LLC
"Pragmatic Real Estate Solutions"

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The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price.



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Chavez Drive Investment Details

Lease Information & Proforma

Tenant:	ALLSTAFF	Suite	100
Lease Start:	9/15/18	CAM %	55
Lease End:	9/15/23	Increases	3%

Year	SF	\$/SF	monthly	parking/mo	CAM/mo	Gross Annual
1	2100	\$13.71	\$2,400	\$150.00	\$250.00	\$28,800
2	2100	\$14.13	\$2,472	\$300.00	\$250.00	\$29,664
3	2100	\$14.04	\$2,456	\$300.00	\$250.00	\$29,474
4	2100	\$14.99	\$2,623	\$300.00	\$250.00	\$31,474
5	2100	\$15.44	\$2,701	\$300.00	\$250.00	\$32,418

Lease Notes:
 Tenant pays it own utilities, may terminate with 90 day notice after year 3

Tenant:	ZSOPHI'S LASHES	Suite	40
Lease Start:		CAM %	3%
Lease End:		Increases	

Year	SF	\$/SF	monthly	parking/mo	CAM/mo	Gross Annual
1	1000	\$8.85	\$8,850	\$150		\$8,850
2	1000	\$11.40	\$11,400	\$150		\$11,400
3	1000	\$12.36	\$12,360	\$150		\$12,360
4	1000	\$12.73	\$12,730	\$150		\$12,730
5	1000	\$13.11	\$13,113	\$150		\$13,113

Lease Notes: \$900 Security Deposit
 Tenant pays it own utilities, may terminate with 90 day notice after year 1 and 3

Tenant:	CHURCH	Duplex	1307 S. 15th PL
Lease Start:	12/1/15		
Lease End:	12/1/21		
Suite	LOWER LEVEL		

Year	Gross Annual	Year	Upper/mo	Lower/mo	Gross Annual
1	\$10,800	1	\$450	\$550	\$12,000
2	\$10,800	2	\$450	\$550	\$12,000
3	\$10,800	3	\$450	\$550	\$12,000
4	\$10,800	4	\$450	\$550	\$12,000
5	\$10,800	5	\$450	\$550	\$12,000

Lease Notes:
 renewing 12/1/18, tenant pays utilities tenant pays utilities

Investment Proforma					
Income Gross	Y1	Y2	Y3	Y4	Y5
Allstaff	\$28,800	\$29,664	\$29,474	\$31,474	\$32,418
AS park	\$1,800	\$3,600	\$3,600	\$3,600	\$3,600
Zsophie	\$8,850	\$11,400	\$12,360	\$12,730	\$13,113
Z park	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
church	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800
house	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
total	\$64,050	\$69,264	\$70,034	\$72,404	\$73,731
expenses	(\$18,065)	(\$18,065)	(\$18,065)	(\$18,065)	(\$18,065)
NOI	\$45,985	\$51,199	\$51,969	\$54,339	\$55,666

*This does not include rental raises for church or duplex
 *potential rental income from lower level apt. of \$400.00
 *this does not factor in a vacancy %

Expense Detail	
RE TAX	\$12,000.00 OFFICE BLDG
INSUR	\$3,200.00 OFFICE BLDG
RE TAX	\$1,102.00 DUPLEX
INSUR	\$715.00 DUPLEX
h2o	\$708.00 DUPLEX
sewer	\$80.00 DUPLEX
ice	\$60.00 DUPLEX
lawn	\$200.00 DUPLEX
Total	\$18,065.00

BROKER DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 55-63).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

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

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 55-63).
 - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____
39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing.

44 **List Home/Cell Numbers:** _____

45 **SEX OFFENDER REGISTRY**

46 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

48 BY SIGNING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND
49 THAT _____ and _____ are working

50 Sales Associate ▲ Firm Name ▲
51 as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE** .

52 **SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53 _____
54 Signature ▲ Date ▲ Signature ▲ Date ▲

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 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
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 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
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 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
63 agreement made concerning the transaction.