



## For Sale

3515 48th Street  
Kenosha, Wisconsin

### BANK ORDERS SALE

### 20 Unit Multi Family Building



**Price** ~~\$750,000~~ **Units per Building** 20 **Unit Mix** 20 one bedroom/one bath  
**\$509,000**

For information contact:

**John Hanson**

Senior Broker  
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- Two story brick building with additional lot
- Newer roof and hot water heater
- On-site parking
- Full basement with laundry room and storage
- Gas hot water baseboard heat
- 1 wall sleeve air conditioner per unit
- Gas stoves -- tenant paid
- Security entrance
- Circuit breaker in each unit
- Many long term tenants
- Close to shopping, schools and transportation



### Income/Expenses

#### Income

Scheduled rental income	\$132,000	
Vacancy & credit losses	(6,600)	
<b>Gross Income</b>		<b>125,400</b>

#### Expenses

Accounting	1,201	
Legal	2,318	
Property insurance	3,201	
Real Estate Taxes (10)	16,774	
Repairs & maintenance	3,263	
Cleaning	1,450	
Scavenger-inc. landscaping	4,800	
Misc.-supplies, telephone, pest control	12,398	
Utilities	10,047	
<b>Total Expenses</b>		<b><u>55,452</u></b>

**Net Operating Income** **\$69,948**

*Brokers*

*Auctioneers*

*Advisors*

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