

Sales Comparable

3001 N Richards St, Milwaukee, WI 53212-2155

APN: 313-0705-000 / County: Milwaukee

5/08/2020



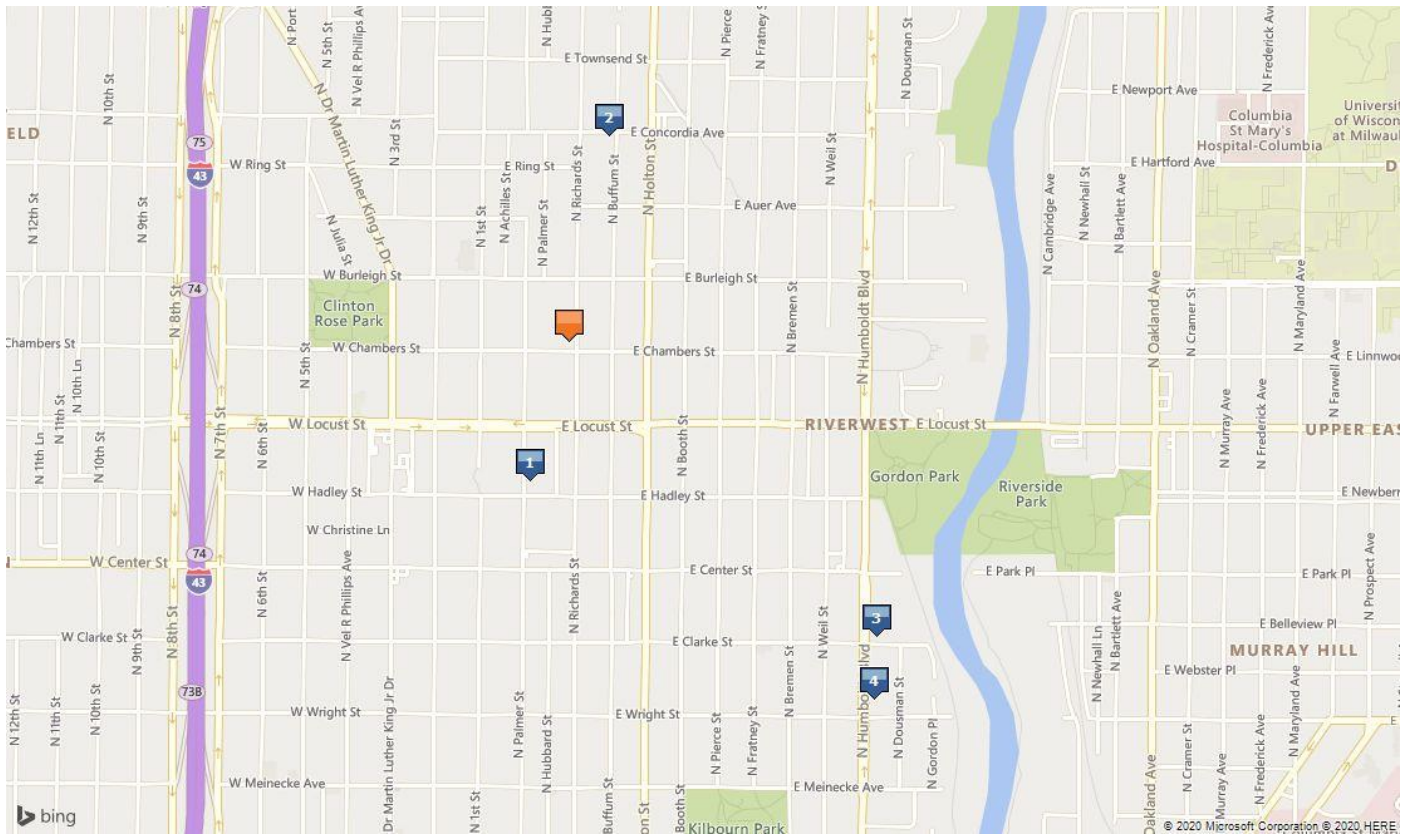
Subject Property	
3001 N Richards St, Milwaukee, WI 53212-2155	
Owner Name:	FAMILY OF BROTHERS LLC
Mailing Address:	3150 N PALMER ST, MILWAUKEE, WI 53212-2050
Owner Status:	Owner Occupied
Length of Ownership:	40
Current Occupancy:	Non-Owner Occupied

Property Type: Commercial/Office/Residential Mixed Use		Status:	Off Market
Beds: null	Baths: null	Heating:	Distressed: No
Total Rooms:		Cooling:	Short Sale:
SqFt:	3,590	Floor Coverings:	HOA/COA: No
Lot Size/Acres:	4,356	Total Assd Val:	\$43,500
Year Built/Eff:		Land Assd Val:	\$2,200
Parking Type:		Imp Assd Val:	\$41,300
Pool:		Assd Year:	2018

Search Criteria

Data Set	Public Record & MLS	Sale Date	5/08/2019 - 5/08/2020	Square Feet	2,872 - 4,308
Distance	1 Miles	Status	SOLD		

Sold Comps	Subject	Low	High	Average
Sale Price	\$20,000	\$320,000	\$520,000	\$385,875
SqFt	3,590	3,110	3,728	3,392
Price/SqFt	\$5.57	\$99.07	\$139.48	\$112.93
Bedrooms	-	4	9	6
Baths	-	1	3	2
Lot Size/Acres	4,356/0.1	0/0.096	6,534/0.295	3,877/0.163
Year Built	-	1898	1914	1906
Distance from Subject	-	0.2	0.8	0.525



■ Subject Property
 ■ Sold Comps
 ■ Active Comps
 ■ Failed Comps

3001 N Richards St, Milwaukee, WI 53212-2155

APN: 313-0705-000 / County: Milwaukee

	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
1	Public Record	2009 2011 N 1st St	Sold	6/11/2019	\$364,000	3,500	\$104	4	2	1898	0.2 mi
2	Public Record	3279 N Buffum St	Sold	2/12/2020	\$520,000	3,728	\$139.48	9	1	1908	0.4 mi
3	Public Record	2600-2602 N Humboldt Blvd	Sold	6/20/2019	\$320,000	3,230	\$99.07	6	1	1914	0.7 mi
4	Public Record	2512-2514 N Humboldt Blvd	Sold	9/27/2019	\$339,500	3,110	\$109.16	5	3	1904	0.8 mi

1			2009 2011 N 1ST ST, MILWAUKEE, WI 53212				Property Type: Duplex (2 units, any				
			Owner Name:		ALEX & EMILY MURRAY						
			Mailing Address:		2009 N 1ST ST #2011, MILWAUKEE, WI 53212						
			Owner Status:		Non-Owner Occupied						
			Occupancy:		Occupied						
	APN: 353-0537-100						Status:	Sold			
	Beds:	4	Baths:	2	Total Rooms:	12	Heating:	FORCED AIR	Date:	6/11/2019	
	SqFt:		3,500		Parking Type:		Cooling:		Amount:	\$364,000	
	Lot Size / Acres:		0/0.295		Pool:		No		Floor Covering:		Orig. List Date:
	Year Built / Eff:		1898 / 1898		DOM:						
Public Record		Distance: 0.2 mi		Estimated Value: \$382,966		Tax Assessed Value / Year: \$309,700 / 2018					

2

	3279 N Buffum St, Milwaukee, WI 53212				Property Type: Apartments (generic)			
	Owner Name:		RENSIDENTIAL PROP RESOURCES FUND II LLC					
	Mailing Address:		2501 W 237TH ST #E, TORRANCE, CA 90505					
	Owner Status:		Non-Owner Occupied					
	Occupancy:		Occupied					
APN: 281-9999-000					Status:	Sold		
Beds:	9	Baths:	1	Total Rooms:	17	Heating:	Date:	2/12/2020
SqFt:	3,728		Parking Type:			Cooling:	Amount:	\$520,000
Lot Size / Acres:	6,534/0.15		Pool:	No	Floor Covering:		Orig. List Date:	
Year Built / Eff:	1908 / 1908					DOM:		
Public Record		Distance: 0.4 mi		Estimated Value: \$130,256		Tax Assessed Value / Year: \$63,800 / 2018		

3

	2600-2602 N HUMBOLDT BLVD, MILWAUKEE, WI 53212				Property Type: Apartments (generic)			
	Owner Name:		HIGGINS INVESTMENT LLC					
	Mailing Address:		PO BOX, BENTON, WI 53803					
	Owner Status:		Non-Owner Occupied					
	Occupancy:		Occupied					
APN: 320-1304-000						Status: Sold		
Beds:	6	Baths:	1	Total Rooms:	16	Heating:	Date:	6/20/2019
SqFt:	3,230		Parking Type:			Cooling:	Amount:	\$320,000
Lot Size / Acres:	4,182/0.096		Pool:	No	Floor Covering:		Orig. List Date:	
Year Built / Eff:	1914 / 1914						DOM:	
Public Record		Distance: 0.7 mi		Estimated Value: \$322,349		Tax Assessed Value / Year: \$258,000 / 2018		

4

**2512-2514 N HUMBOLDT BLVD, MILWAUKEE, WI 53212**

Property Type: Duplex (2 units, any

Owner Name: RYAN ALLSOP

Mailing Address: 1504 N MARSHALL ST, MILWAUKEE, WI 53202

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 320-0706-000

Status: Sold

Beds: 5 Baths: 3 Total Rooms: 10 Heating: Hot Water Date: 9/27/2019

SqFt: 3,110 Parking Type: Cooling: Amount: \$339,500

Lot Size / Acres: 4,792/0.11 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1904 / 1904 DOM:

Public Record

Distance: 0.8 mi

Estimated Value: \$337,548

Tax Assessed Value / Year: \$302,600 / 2018