

Sold as a portfolio with 1119 W. Kilbourn Ave. and 839 N. 11<sup>th</sup> Street



827 N. 11<sup>th</sup> Street, Milwaukee

# For Sale

## Marquette University Student Housing Investment

**Asking Price: \$1,910,323**

 **JLL** SEE A BRIGHTER WAY

Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker.

# 827 N. 11<sup>th</sup> Street

JLL is pleased to offer this prime student housing investment opportunity located within Marquette University's Greek Row corridor in Milwaukee, WI. The strategically positioned property serves an institutional-quality fraternity tenant and sits just 0.5 miles from campus. With recent capital improvements and professional-grade amenities, the asset maintains a competitive edge in Milwaukee's stable student housing market. A truly rare opportunity to secure a dominant position in a predictable, university-driven investment market with established demand patterns.



Fully renovated building systems (plumbing, HVAC, electrical)



Ballroom with Greek letter installation



Gym equipment (landlord owned)



Key fob + camera security systems



**14,787 SF**

Building size

**0.25 AC**

Site size

**1940**

Year built

# Tenant Overview: Zeta Alpha Chapter of Delta Tau Delta Fraternity



**Delta Tau Delta**  
Marquette University

## Tenant Responsibilities

- Interior maintenance and cleaning
- \$2M liability insurance coverage
- Compliance with university and city regulations

## Landlord Responsibilities

- Structural repairs and building systems maintenance
- Property taxes and insurance

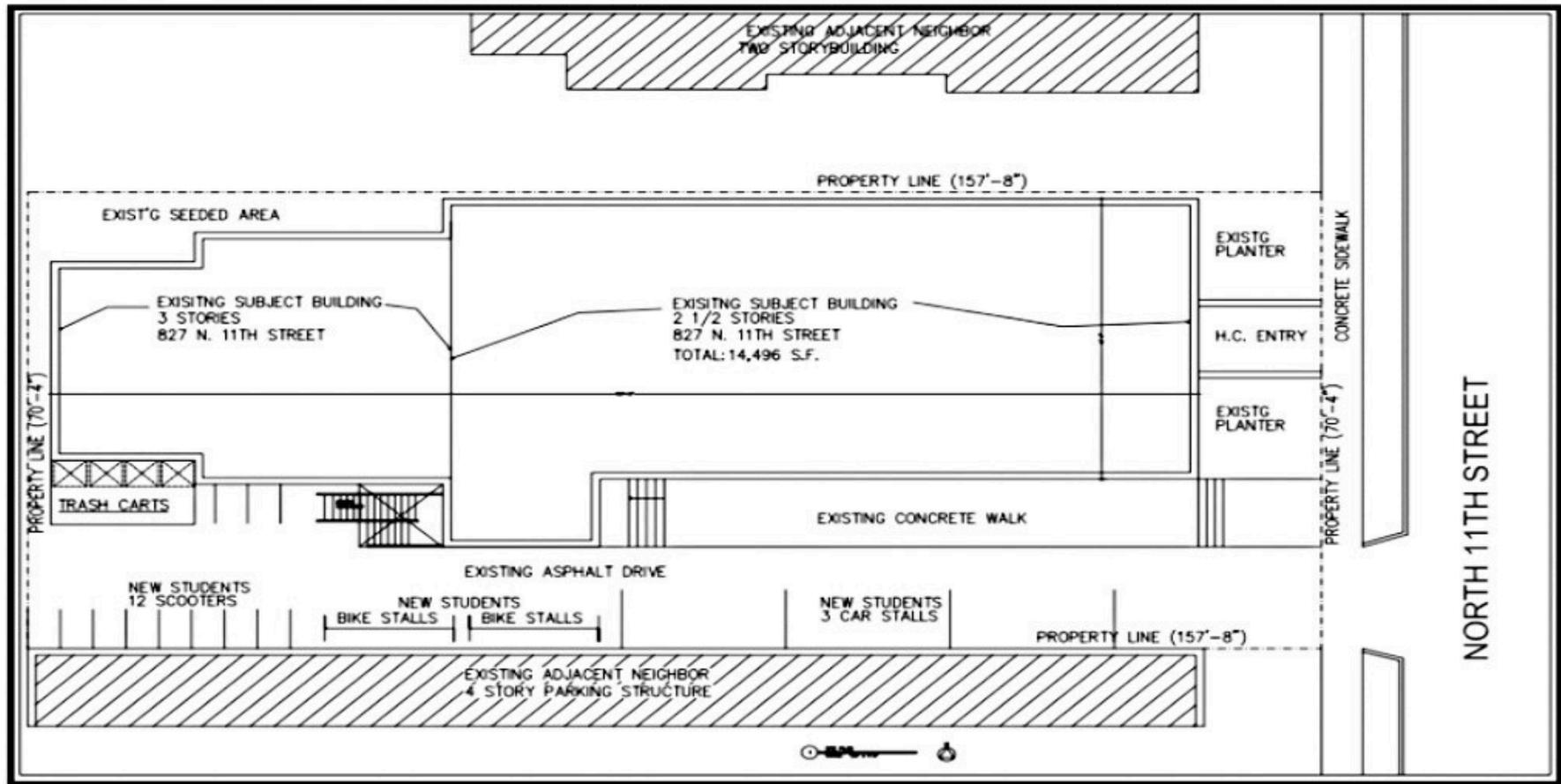
## Additional Building Information

- Former Masonic Temple
- Converted to Multi-story fraternity house
- Building was completely gutted and renovated in 2013 (everything new except flat/concrete tile roof on temple section)

<b>Lease Structure</b>	Residential
<b>Security Deposit</b>	\$18,000
<b>Lease Commence</b>	June 1, 2026
<b>Rent Commence</b>	July 1, 2026
<b>Primary Term</b>	7 years (expires May 31, 2033)
<b>Renewal Options</b>	Two 7-year options (through May 31, 2047)
<b>Rent Schedule</b>	<ul style="list-style-type: none"><li>• Years 1-2: \$14,000/month (\$168,000 annually)</li><li>• Years 3-4: \$14,280/month (\$171,360 annually)</li><li>• Years 5-6: \$14,567/month (\$174,804 annually)</li><li>• Year 7: \$14,858/month (\$178,296 annually)</li></ul>

# Site Plan

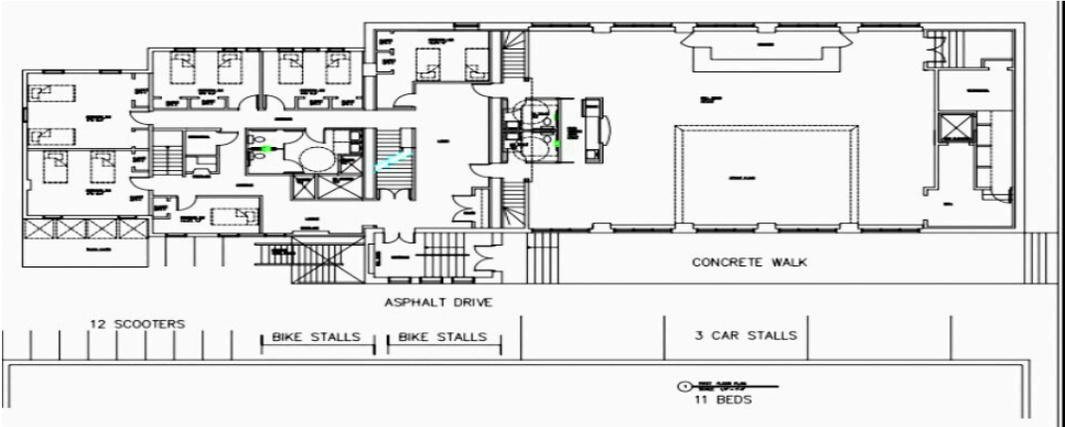
827 N. 11<sup>th</sup> Street, Milwaukee, WI 53233



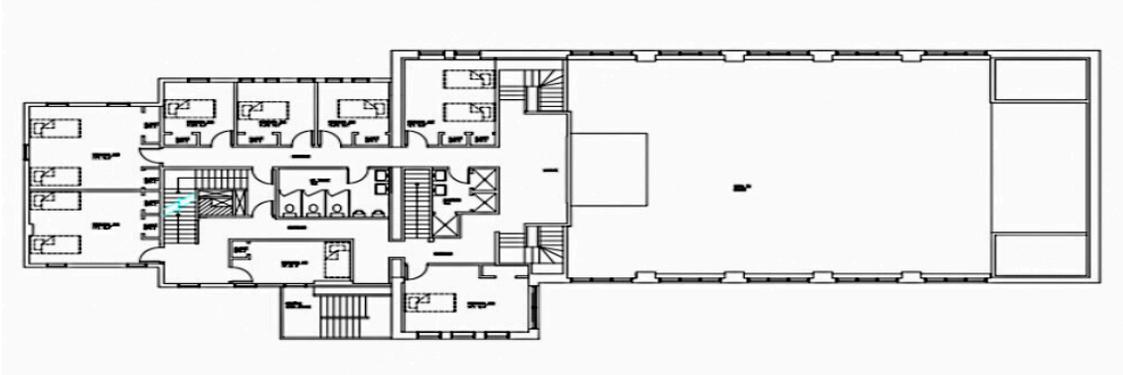
# Floor Plans

827 N. 11<sup>th</sup> Street, Milwaukee, WI 53233

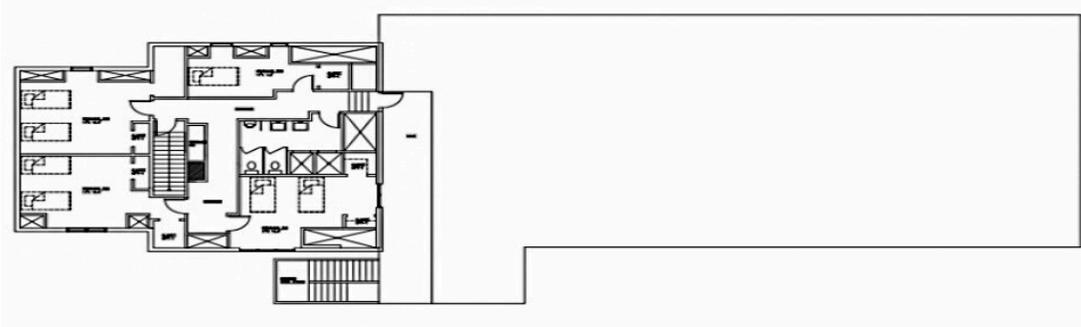
**1st Floor**

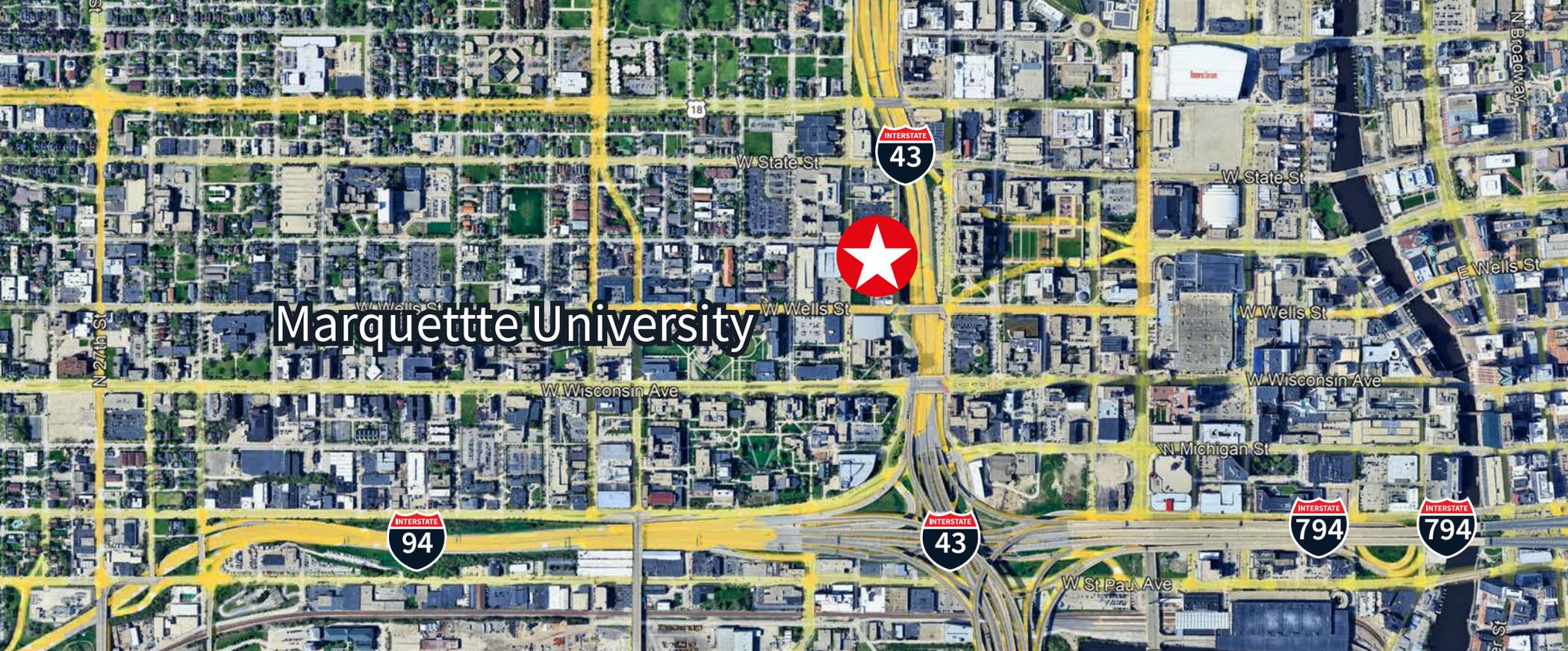


**2nd Floor**



**3rd Floor**





827 N. 11<sup>th</sup> Street, Milwaukee, WI 53233

	2 mile radius	5 mile radius	10 mile radius
<b>Total population</b>	111,505	463,978	890,247
<b>Avg Household income</b>	\$64,050	\$70,927	\$79,456
<b>Median home value</b>	\$186,941	\$181,215	\$206,597

827 N. 11th Street, Milwaukee, WI 53233



## About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).

## Contact

**Tim Nelson, CCIM**  
[tim.nelson@jll.com](mailto:tim.nelson@jll.com)  
+1 262 239 0970

### DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:  
3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:  
8 (a) The duty to provide brokerage services to you fairly and honestly.  
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.  
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.  
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).  
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).  
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.  
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.  
19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.  
23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.  
28 The following information is required to be disclosed by law:  
29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).  
30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.  
35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_  
38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_  
41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)  
42 **DEFINITION OF MATERIAL ADVERSE FACTS**  
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.  
47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.  
52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
Drafted by Attorney Debra Peterson Conrad