


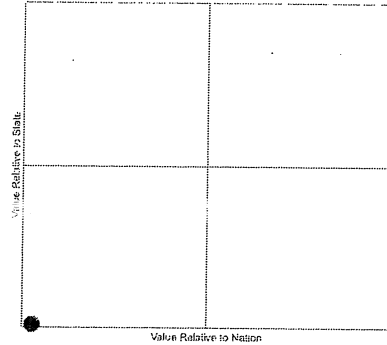
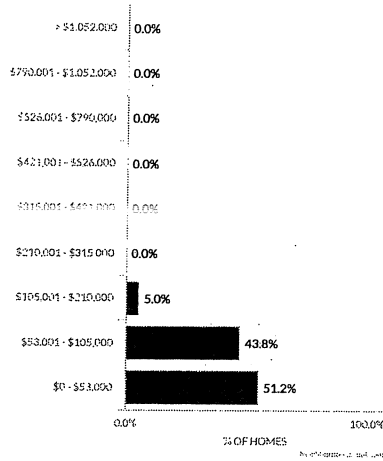
MILWAUKEE, WI (W VLIET ST / N 24TH ST) REAL ESTATE


AVERAGE HOME VALUES

MEDIAN HOME VALUE: 
\$51,879

MEDIAN REAL ESTATE TAXES:
\$1,441 (2.8% effective rate)


NEIGHBORHOOD HOME PRICES



YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD
 5 YEARS AND 4 MONTHS

AVERAGE MARKET RENT

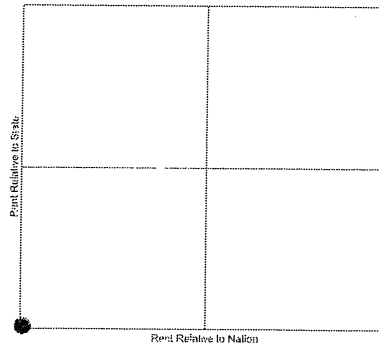
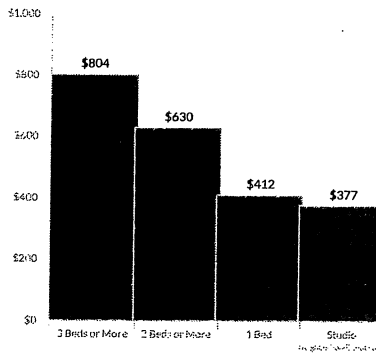


AVERAGE MARKET RENT:
 \$572 / per month

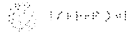
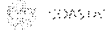


GROSS RENTAL YIELD: 
18.60

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



SETTING



NEIGHBORHOOD LOOK AND FEEL



URBAN

SUBURBAN

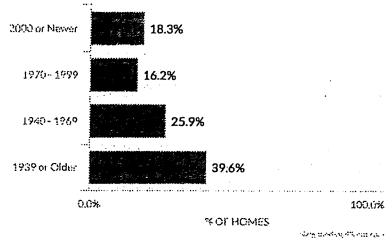
RURAL

REMOTE

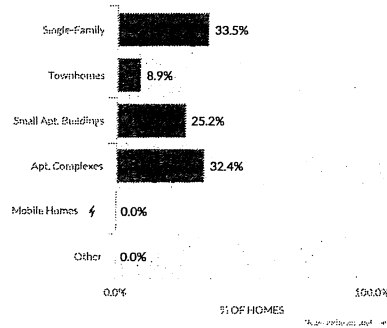
Population Density

HOUSING MARKET DETAILS

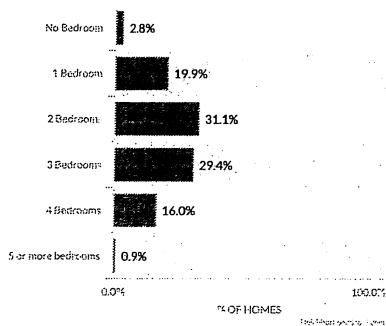
AGE OF HOMES



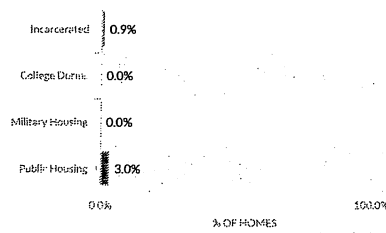
TYPES OF HOMES

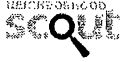


HOME SIZE



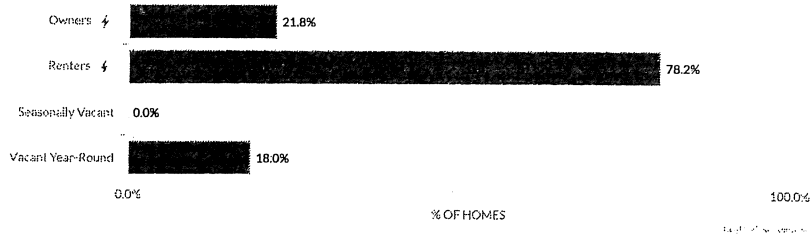
SPECIAL PURPOSE HOUSING





HOMEOWNERSHIP

HOMEOWNERSHIP RATE



MILWAUKEE, WI (W VLIET ST / N 24TH ST) DEMOGRAPHICS

LIFESTYLE

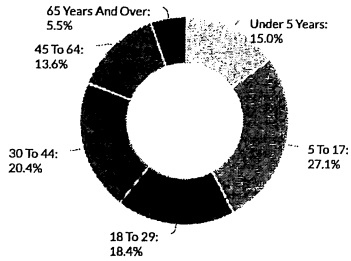
61.7%	Young Single Professionals	Fair
17.4%	College Student Friendly	Poor
7.3%	Luxury Communities	Poor
3%	First Time Homebuyers	Peer
	Family Friendly	Poor
	Retirement Dream Areas	Poor
	Vacation Home Locations	Peer

SPECIAL CHARACTER

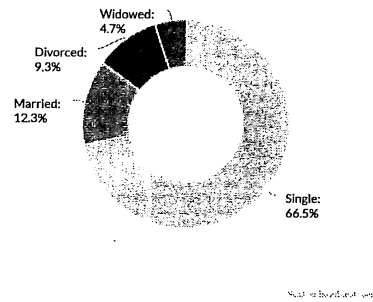
93.4%	Walkable	Excellent
74.6%	Hip Trendy	Good
14.9%	Urban Sophisticates	Poor
7.6%	Quiet	Poor
	Nautical	Poor

AGE / MARITAL STATUS

AGE



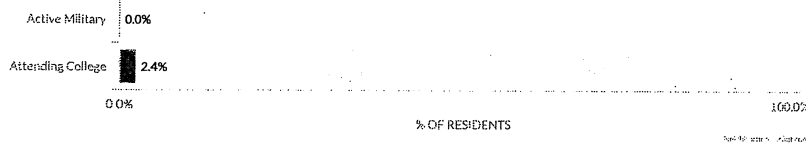
MARITAL STATUS



GENDER RATIO

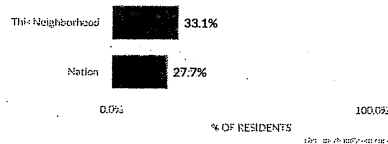


MILITARY & COLLEGE STATUS

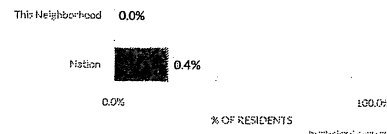


HOUSEHOLD TYPES

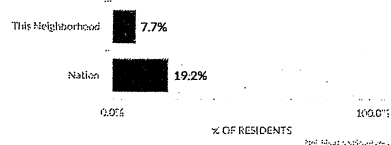
ONE PERSON HOUSEHOLDS



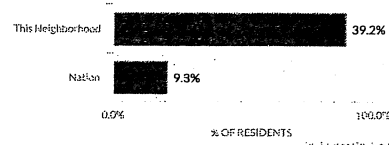
SAME SEX PARTNERS



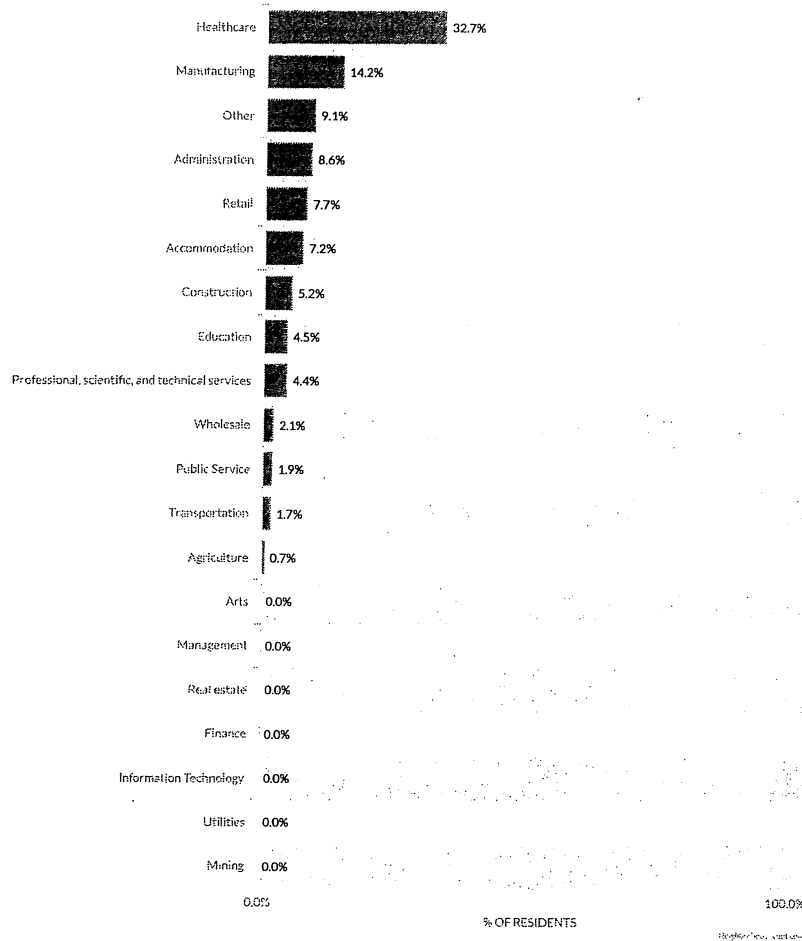
MARRIED COUPLE WITH CHILD



SINGLE PARENT WITH CHILD

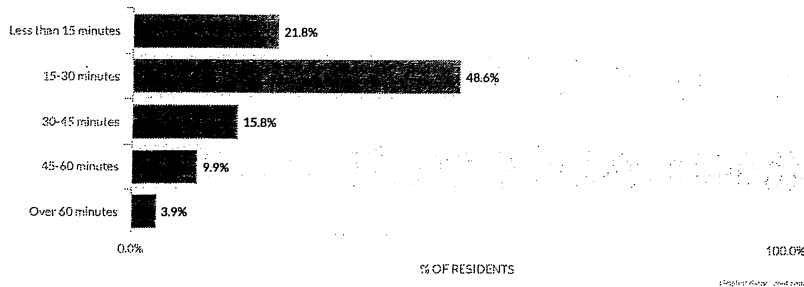


EMPLOYMENT INDUSTRIES

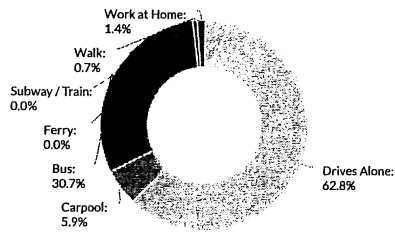


COMMUTE TO WORK

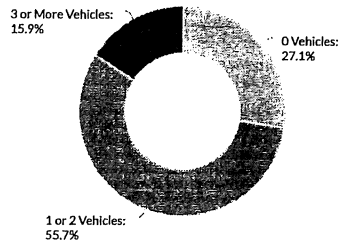
AVERAGE ONE-WAY COMMUTE TIME



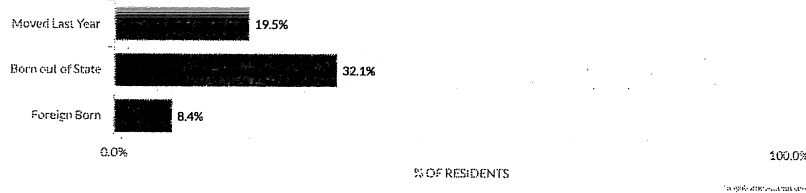
MEANS OF TRANSPORT



VEHICLES PER HOUSEHOLD



MIGRATION & MOBILITY



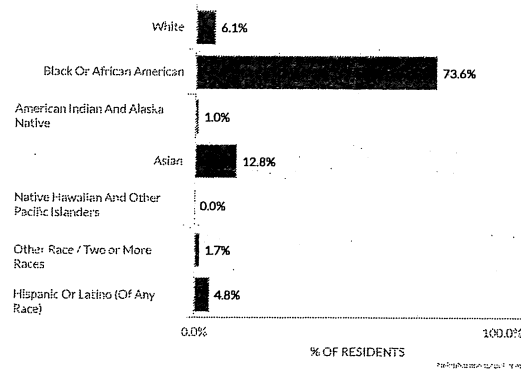
RACE & ETHNIC DIVERSITY

DIVERSITY INDEX

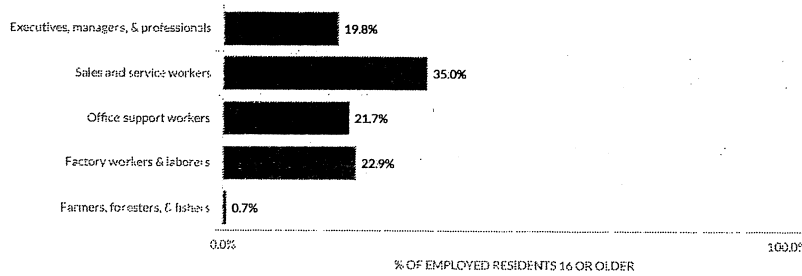
66

(100 is the most diverse)

More diverse than 66% of U.S. neighborhoods.

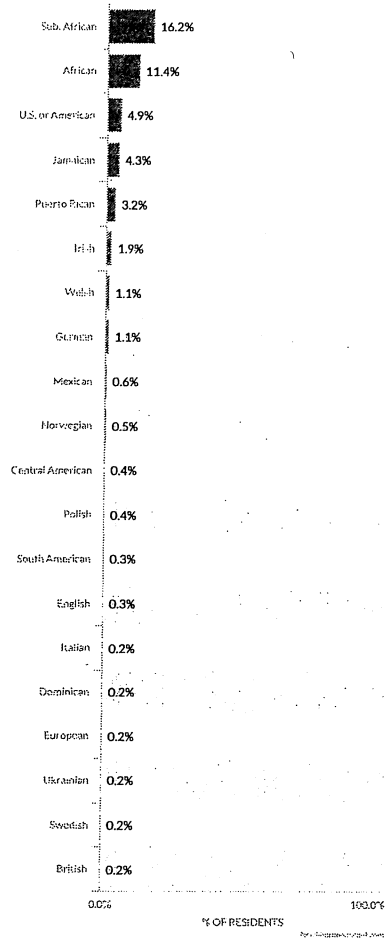


OCCUPATIONS

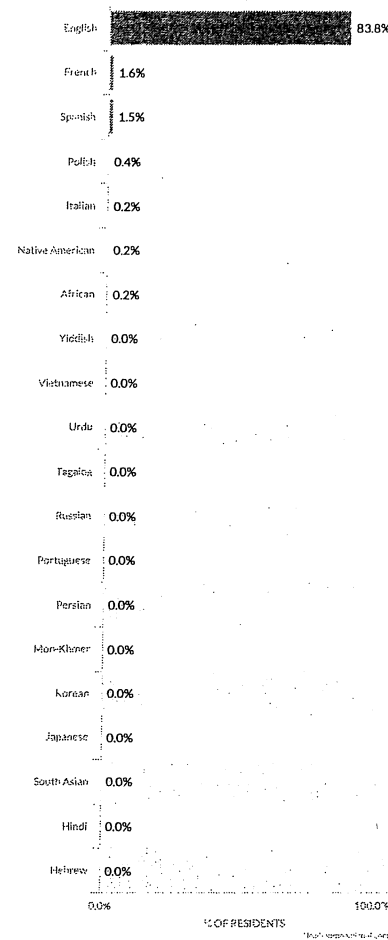


ANCESTERIES & LANGUAGES SPOKEN

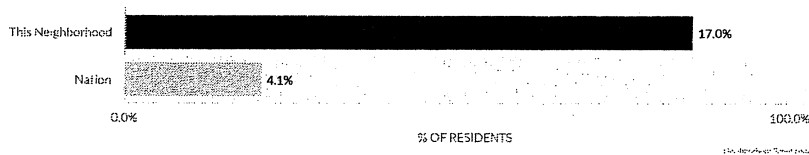
ANCESTRY (TOP 20)



LANGUAGES SPOKEN (TOP 20)

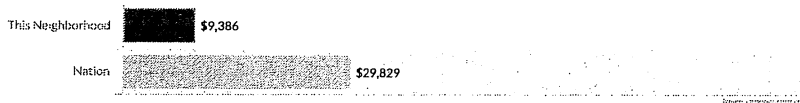


UNEMPLOYMENT RATE



AVERAGE INCOME

PER CAPITA INCOME ⓘ

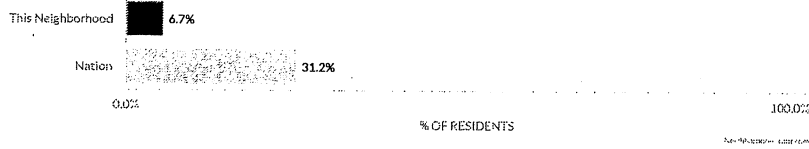


MEDIAN HOUSEHOLD INCOME

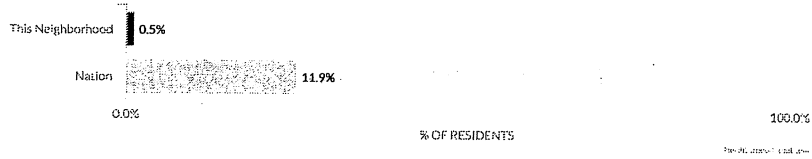


EDUCATION

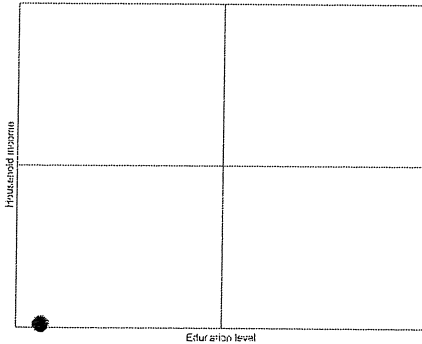
PERCENT WITH COLLEGE DEGREE



PERCENT WITH ADVANCE DEGREE

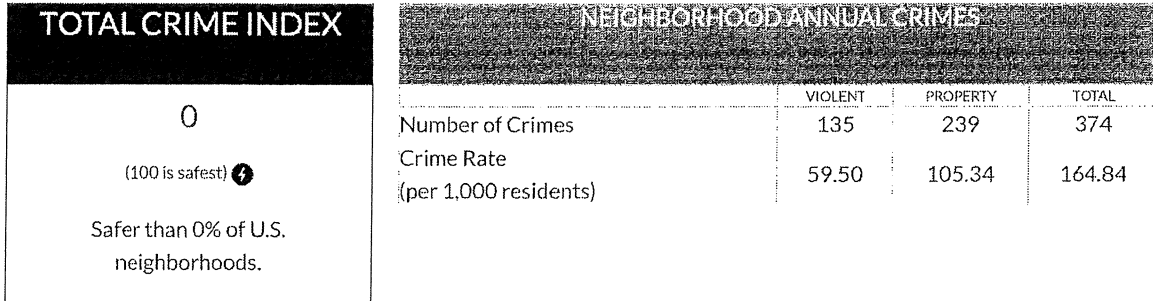


INCOME AND EDUCATION

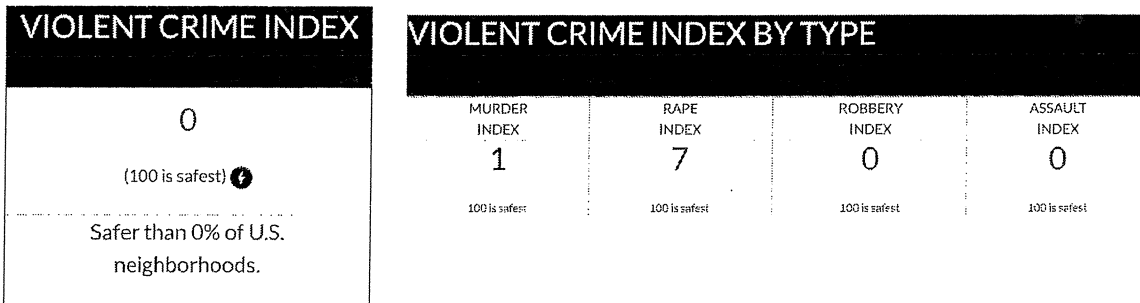


MILWAUKEE, WI (W VLIET ST / N 24TH ST) CRIME

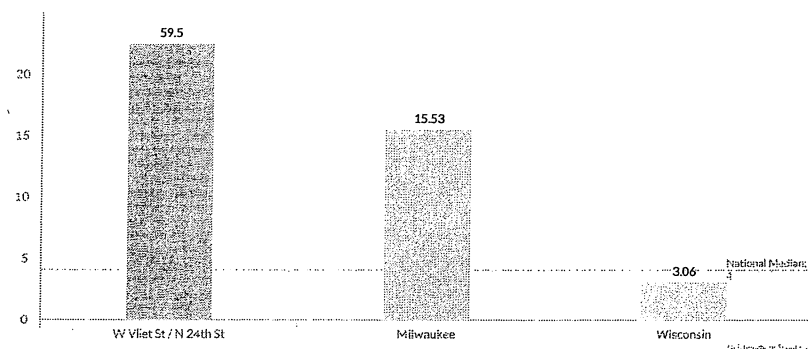
NEIGHBORHOOD CRIME DATA



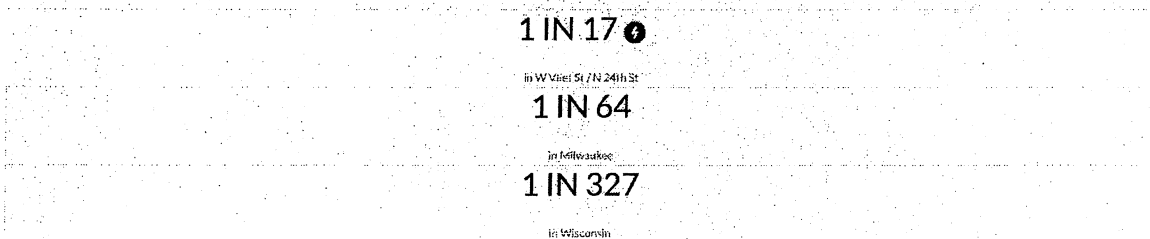
NEIGHBORHOOD VIOLENT CRIME



VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME



MILWAUKEE VIOLENT CRIMES

POPULATION: 595,047

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	141	478	3,290	5,334
Rate per 1,000	0.24	0.80	5.53	8.96

UNITED STATES VIOLENT CRIMES

POPULATION: 323,127,513

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	17,250	130,603	332,198	803,007
Rate per 1,000	0.05	0.40	1.03	2.49

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

1

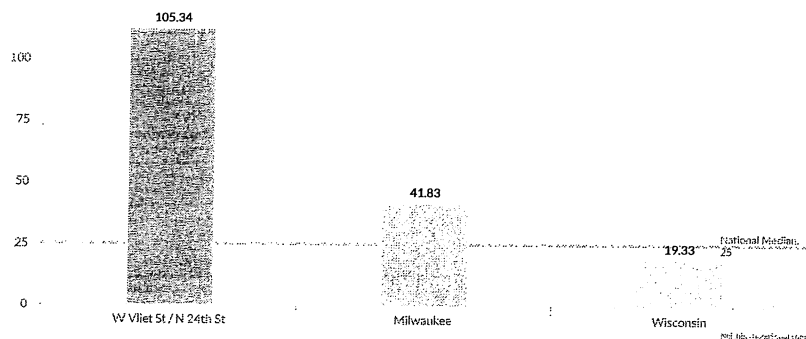
(100 is safest) ⚡

Safer than 1% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE

BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
0	18	0
100 is safest	100 is safest	100 is safest ⚡

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 9 ⚡

in W Vliet St / N 24th St

1 IN 24

in Milwaukee

1 IN 52

in Wisconsin



MILWAUKEE PROPERTY CRIMES

POPULATION: 595,047

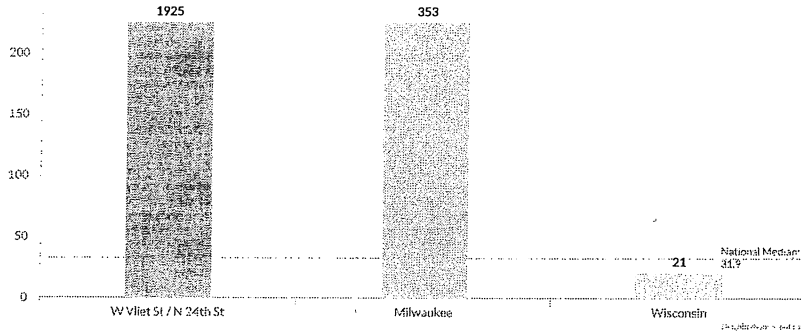
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	5,900	12,768	6,222
Rate per 1,000	9.92	21.46	10.46

UNITED STATES PROPERTY CRIMES

POPULATION: 323,127,513

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,515,096	5,638,455	765,484
Rate per 1,000	4.69	17.45	2.37

CRIME PER SQUARE MILE



MILWAUKEE, WI (W VLIET ST / N 24TH ST) SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY

7

(100 is best)

Better than 7% of U.S. schools.

NEIGHBORHOOD SCHOOL QUALITY RATING

Rates the quality of all K-12 public schools that serve this neighborhood. ⓘ

SCHOOLS THAT SERVE THIS NEIGHBORHOOD *

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO WI	QUALITY RATING COMPARED TO NATION
Bethune Academy School 1535 N 35th St Milwaukee, WI, 53208	PK-08	1	1
Carver Academy School 1900 N 1st St Milwaukee, WI, 53212	PK-08	1	1
Groppl High School 1312 N 27th St Milwaukee, WI, 53208	06-12	UNREPORTED	UNREPORTED
North Division High 0419 School 1011 W Center St Milwaukee, WI, 53206	09-12	1	1
Siefert Elementary School 1547 N 14th St Milwaukee, WI, 53205	PK-05	1	1
South Division High School 1515 W Lapham Blvd Milwaukee, WI, 53204	09-12	1	1
Urban Day School 1441 N 24th St Milwaukee, WI, 53205	PK-08	1	2

* Depending on where you live in the neighborhood, your children may attend certain schools from the above list and not others. In some cases, districts allow students to attend schools anywhere in the district. Always check with your local school department to determine which schools your children may attend based on your specific address and your child's grade-level.

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

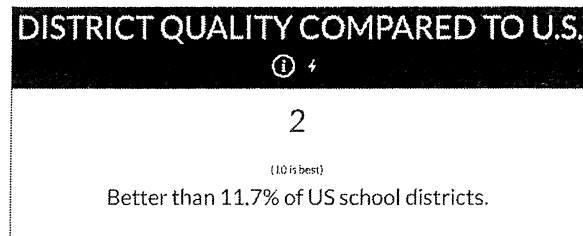
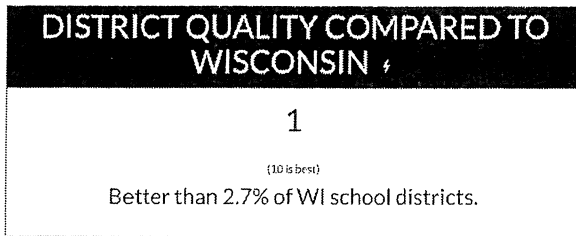
Adults In Neighborhood With College Degree Or Higher
 Children In The Neighborhood Living In Poverty ⓘ

6.7%
 65.9%

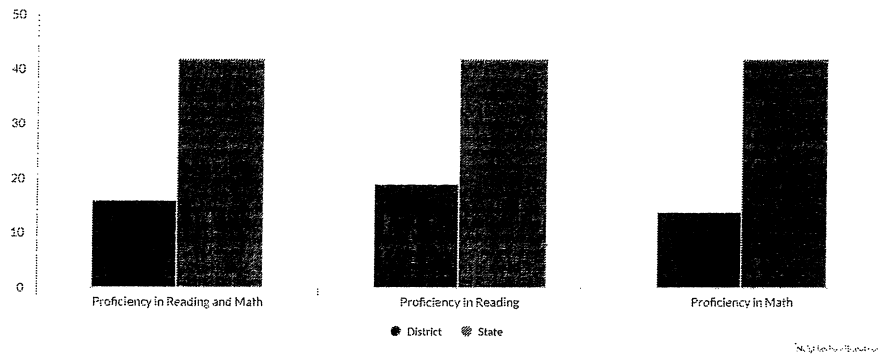
THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

MILWAUKEE SCHOOL DISTRICT

77,316
Students Enrolled in This District
155
Schools in District
UNREPORTED
Students Per Classroom



Public School Test Scores (No Child Left Behind)



School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	13.5%	73.9%
Black	55.0%	9.9%
Hispanic	24.8%	11.1%
Asian Or Pacific Islander	6.0%	3.8%
American Indian Or Native Of Alaska	0.7%	1.3%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	82.7%	41.3%
FREE LUNCH ELIGIBLE	82.7%	35.8%
REDUCED LUNCH ELIGIBLE	0.0%	5.4%

Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$6,782	\$532,495,512	46.4%
Support Expenditures			
Student	\$786	\$61,713,576	5.4%
Staff	\$773	\$60,692,868	5.3%
General Administration	\$393	\$30,856,788	2.7%
School Administration	\$644	\$50,564,304	4.4%
Operation	\$1,101	\$86,446,116	7.5%
Transportation	\$770	\$60,457,320	5.3%
Other	\$506	\$39,729,096	3.5%



Milwaukee, WI (W Vliet St / N 24th St)

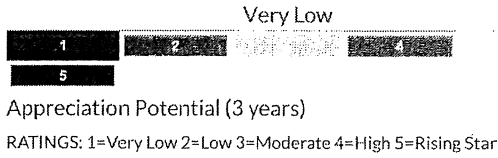
Report date: Monday, April 16, 2018

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Total Support	\$4,974	\$390,538,584	34.0%
Non-instructional Expenditures	\$2,868	\$225,183,888	19.6%
Total Expenditures	\$14,624	\$1,148,217,984	100.0%

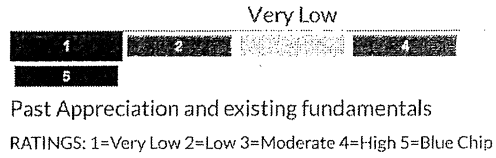
MILWAUKEE, WI (W VLIET ST / N 24TH ST) TRENDS AND FORECAST

SCOUT VISION® SUMMARY

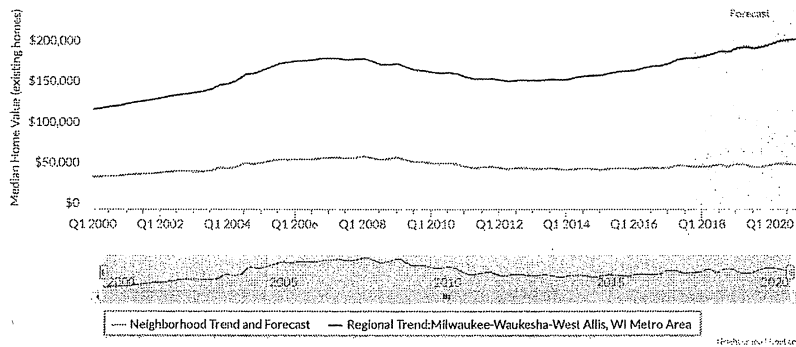
OPPORTUNITY ⓘ



INVESTMENT SECURITY ⓘ



SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2018 Q1 - 2021 Q1	2.59% ↑	0.86% ↑	1	1
Latest Quarter: 2017 Q3 - 2017 Q4 ⓘ	-3.29% ↓	-12.51% ↓	1	1
Last 12 Months: 2016 Q4 - 2017 Q1	2.68% ↑	2.68% ↑	1	3
Last 2 Years: 2015 Q4 - 2017 Q4 ⓘ	4.03% ↑	2.00% ↑	1	2
Last 5 Years: 2012 Q4 - 2017 Q4 ⓘ	2.44% ↑	0.48% ↑	1	1
Last 10 Years: 2007 Q4 - 2017 Q4 ⓘ	-17.84% ↓	-1.95% ↓	2	1
Since 2000: 2000 Q1 - 2017 Q4 ⓘ	26.35% ↑	1.37% ↑	3	2

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

Factors likely to drive home values upward over the next few years or indicators of upward trends already underway.

- Real Estate Values Nearby
- Neighborhood Look & Feel
- Access to High Paying Jobs
- Educated Population Trend

Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

- Crime
- Income Trend
- Vacancies
- School Performance
- Regional Housing Market Outlook

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ①



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage 3=Similar Price
4=Advantage 5=Strong Advantage

\$34
Neighborhood price per sqft
\$54
Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS ①



Jobs score

RATINGS: 1=Limited 2=Below Average 3=Average 4=Very Good
5=Excellent

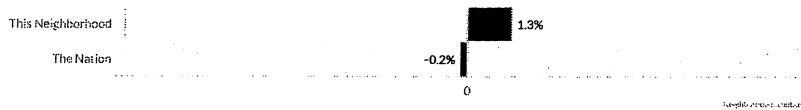
JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 minutes	8507
10 minutes	72880
15 minutes	125429
20 minutes	180489
30 minutes	297140
45 minutes	364212
60 minutes	446439

*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

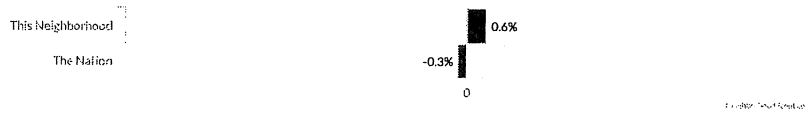
AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years ④



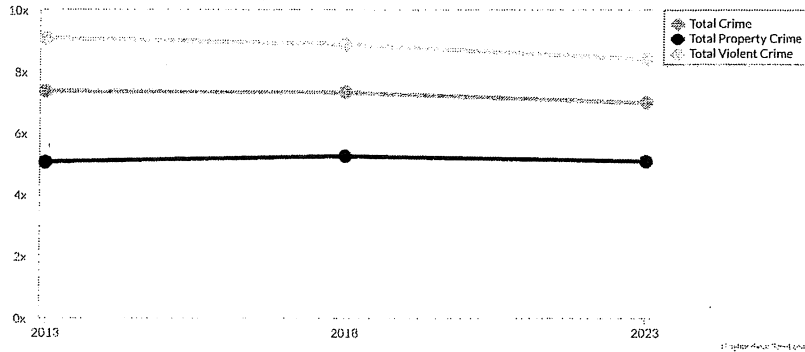
AVG. ANNUAL RENT PRICE TREND Over last 5 years ④



AVG. ANNUAL VACANCY TRENDS Over last 5 years



SCOUT VISION® CRIME TRENDS AND FORECAST



SCOUT VISION® EDUCATION TRENDS AND FORECAST

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years



AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years

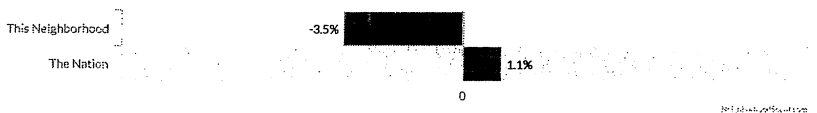


SCOUT VISION® ECONOMIC TRENDS AND FORECAST

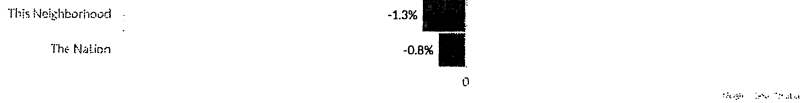
AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years ⚡



AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years ⚡



AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years



SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	6,600	6,054	-8.10% ↓
1 Mile	26,522	25,727	-2.95% ↓
3 Miles	201,979	191,081	-5.40% ↓
5 Miles	442,310	437,817	-1.02% ↓
10 Miles	862,733	861,470	-0.15% ↓
15 Miles	1,092,308	1,093,997	0.15% ↑
25 Miles	1,464,112	1,471,730	0.52% ↑
50 Miles	2,448,269	2,459,999	0.48% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

MILWAUKEE-WAUKESHA-WEST ALLIS, WI METRO AREA REGIONAL INVESTMENT POTENTIAL ①

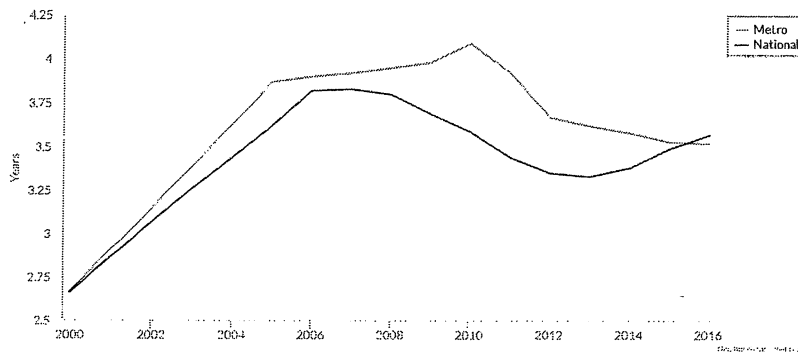


Regional Appreciation Potential (3yr)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Very High

HOUSING AFFORDABILITY TRENDS: MILWAUKEE-WAUKESHA-WEST ALLIS, WI METRO AREA ①

Years of average household income needed to buy average home



2.67

Region's Historical Low

4.09

Region's Historical High

3.52

Current

REGIONAL 1 AND 2 YEAR GROWTH TRENDS ①

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	-0.07% ↓	3	-0.12% ↓	3
Job Growth	2.33% ↑	11	2.28% ↑	8
Income Trend (Wages)	7.08% ↑	3	3.44% ↑	3
Unemployment Trend	-1.53% ↓	9	-0.98% ↓	8
Stock Performance of Region's Industries	22.84% ↑	10	13.37% ↑	10
Housing Added	0.43% ↑	3	0.26% ↑	3
Vacancy Trend	0.52% ↑	3	-0.73% ↓	11

* 10 is highest

Disclaimer

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ABOUT MILWAUKEE, WI (W VLIET ST / N 24TH ST)

Real Estate Prices and Overview

W Vliet St / N 24th St median real estate price is \$51,879, which is less expensive than 99.2% of Wisconsin neighborhoods and 99.2% of all U.S. neighborhoods.

The average rental price in W Vliet St / N 24th St is currently \$572, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 99.4% of Wisconsin neighborhoods.

W Vliet St / N 24th St is a densely urban neighborhood (based on population density) located in Milwaukee, Wisconsin.

W Vliet St / N 24th St real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is renter occupied. Many of the residences in the W Vliet St / N 24th St neighborhood are relatively historic, built no later than 1939, and in some cases, quite a bit earlier. A number of residences were also built between 1940 and 1969.

Vacant apartments or homes are a major fact of life in W Vliet St / N 24th St. The current real estate vacancy rate here is 18.0%. This is higher than the rate of vacancies in 82.3% of all U.S. neighborhoods. In addition, most vacant housing here is vacant year round. This can sometimes be the case in neighborhoods dominated by new construction that is not yet occupied. But often neighborhoods with vacancy rates this high are places that can be plagued by a protracted vacancy problem. If you live here, you may find that a number of buildings in your neighborhood are actually empty.

Notable & Unique Neighborhood Characteristics

The way a neighborhood looks and feels when you walk or drive around it, from its setting, its buildings, and its flavor, can make all the difference. This neighborhood has some really cool things about the way it looks and feels as revealed by NeighborhoodScout's exclusive research. This might include anything from the housing stock to the types of households living here to how people get around.

Notable & Unique: People

Whether by choice, divorce, or unplanned pregnancy, single moms may have the toughest job in the book. NeighborhoodScout's exclusive analysis reveals that the W Vliet St / N 24th St neighborhood has more single mother households than 99.9% of the neighborhoods in the U.S. Often high concentrations of single mother homes can be a strong indicator of family and social issues such as poverty, high rates of school dropouts, crime, and other societal problems.

In addition, the W Vliet St / N 24th St neighborhood stands out for having an average per capita income lower than 98.9% of the neighborhoods in the United States. The W Vliet St / N 24th St neighborhood also has a greater percentage of children living in poverty (65.9%) than found in 97.4% of all U.S. neighborhoods. Children living in poverty is one of the challenges facing America, and the world, and in this neighborhood in particular, the problem can be considered acute.

Notable & Unique: Modes of Transportation

Our research revealed that more commuters here take the bus to work (30.7% ride the bus) than 99.1% of all American neighborhoods. If you like the idea of leaving your car and home and hopping the bus to work, this might be a good neighborhood for you to consider.

Notable & Unique: Diversity

Did you know that the W Vliet St / N 24th St neighborhood has more Sub-Saharan African and African ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 16.2% of this neighborhood's residents have Sub-Saharan African ancestry and 11.4% have African ancestry.

Notable & Unique: Car Ownership

American households most often have a car, and regularly they have two or three. But households in the W Vliet St / N 24th St neighborhood buck this trend. 27.1% of the households in this neighborhood don't own a car at all. This is more carless households than NeighborhoodScout found in 96.4% of U.S. neighborhoods.

The Neighbors

The Neighbors: Income

How wealthy a neighborhood is, from very wealthy, to middle income, to low income is very formative with regard to the personality and character of a neighborhood. Equally important is the rate of people, particularly children, who live below the federal poverty line. In some wealthy gated communities, the areas immediately surrounding can have high rates of childhood poverty, which indicates other social issues. NeighborhoodScout's analysis reveals both aspects of income and poverty for this neighborhood.

The neighbors in the W Vliet St / N 24th St neighborhood in Milwaukee are low income, making it among the lowest income neighborhoods in America. NeighborhoodScout's research shows that this neighborhood has an income lower than 98.9% of U.S. neighborhoods. With 65.9% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 97.4% of U.S. neighborhoods.

The Neighbors: Occupations

A neighborhood is far different if it is dominated by enlisted military personnel rather than people who earn their living by farming. It is also different if most of the neighbors are clerical support or managers. What is wonderful is the sheer diversity of neighborhoods, allowing you to find the type that fits your lifestyle and aspirations.

In the W Vliet St / N 24th St neighborhood, 35.0% of the working population is employed in sales and service jobs, from major sales accounts, to working in fast food restaurants. The second most important occupational group in this neighborhood is manufacturing and laborer occupations, with 22.9% of the residents employed. Other residents here are employed in clerical, assistant, and tech support occupations (21.7%), and 19.8% in executive, management, and professional occupations.

The Neighbors: Ethnicity / Ancestry

Culture is shared learned behavior. We learn it from our parents, their parents, our houses of worship, and much of our culture – our learned behavior – comes from our ancestors. That is why ancestry and ethnicity can be so interesting and important to understand: places with concentrations of people of one or more ancestries often express those shared learned behaviors and this gives each neighborhood its own culture. Even different neighborhoods in the same city can have drastically different cultures.

In the W Vliet St / N 24th St neighborhood in Milwaukee, WI, residents most commonly identify their ethnicity or ancestry as Sub-Saharan African (16.2%). There are also a number of people of Asian ancestry (12.8%), and residents who report African roots (11.4%), and some of the residents are also of Jamaican ancestry (4.3%), along with some Puerto Rican ancestry residents (3.2%), among others.

The Neighbors: Languages

The most common language spoken in the W Vliet St / N 24th St neighborhood is English, spoken by 83.8% of households.



Getting to Work

Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in W Vliet St / N 24th St neighborhood spend between 15 and 30 minutes commuting one-way to work (48.6% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (62.8%) drive alone in a private automobile to get to work. In addition, quite a number also ride the bus to get to work (30.7%) and 5.9% of residents also carpool with coworkers, friends, or neighbors for their daily commute. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.