



# Ridgewood Duplex





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## Description

- Recently updated duplex in the prestigious Montrose area
- Property description
  - 2 bedrooms / 1 bathroom each
  - Kitchen has been updated w/ granite countertops and stainless appliances
  - Bedrooms are spacious w/ hardwood floors throughout
  - Bathrooms are renovated w/ a chic touch
  - Large backyard w/ a covered patio deck
- Minutes to River Oak district and across the street from Luna's park which has a trail, tennis courts and a baseball field
- Tenants have recently signed 2 year leases

## Run Rate NOI

	Unit A	Unit B	Total
Monthly Rent	\$ 2,400	\$ 2,300	\$ 4,700
Annualized Rent			\$ 56,400
Property Tax			\$ (11,340)
Insurance			\$ (1,500)
<b>Total NOI</b>			<b>\$ 43,560</b>
Purchase Price			\$ 800,000
Implied Cap Rate			5.45%

## Contact Information

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