

Multi-Family Units in Fargo

For Sale

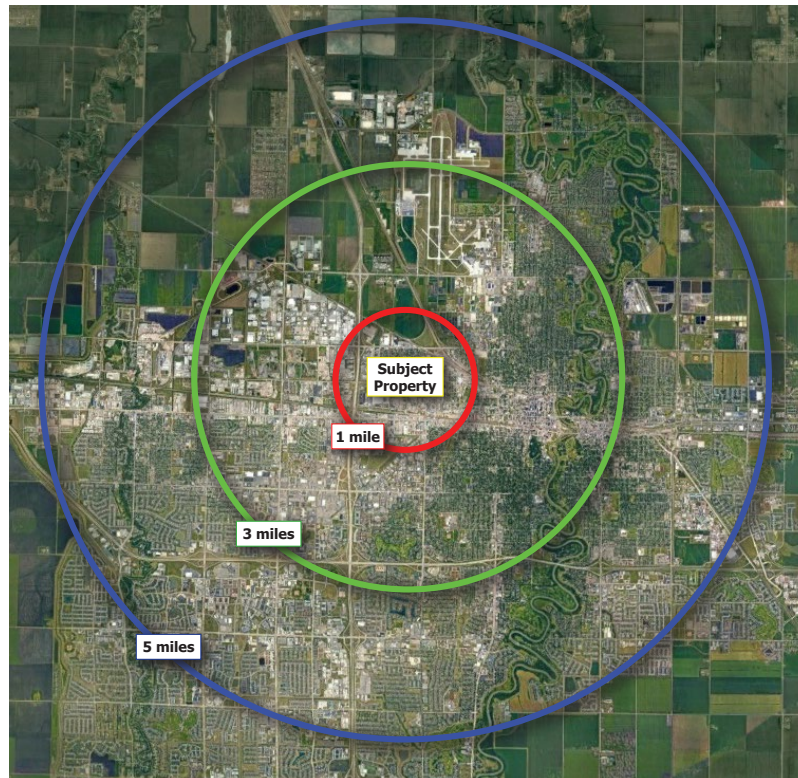
MLS #23-586, 23-587, 23-588, and 23-589



JESSE RILEY | REALTOR®

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ABOUT THE AREA



	1 MILE	3 MILES	5 MILES
2020 TOTAL POPULATION	5,120	74,861	172,901
2019 TOTAL HOUSEHOLDS	2,207	34,534	75,765
2019 MEDIAN HOUSEHOLD INCOME	\$35,474	\$48,076	\$56,899
2019 MEDIAN AGE	26.9	32.2	33.6

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST

Five multi-family housing units available for purchase.

Each building was built in 1976 and includes 6 units: two 2-bedroom/1bath and four studio/1bath.

Purchase Price for All Five Properties: \$1,735,000.00

Additional options listed below.



Additional Purchase Options

702 29th St N, Fargo, ND (Parcel 01-2020-00160-000)
Purchase Price: \$347,000.00

713 30th St N, Fargo, ND (Parcel 01-2020-00290-000)
 717 30th St N, Fargo, ND (Parcel 01-2020-00300-000)
Purchase Price for Both: \$694,000.00

3002 7 1/2 Ave N, Fargo, ND (Parcel 01-2020-00280-000)
 3006 7 1/2 Ave N, Fargo, ND (Parcel 01-2020-00270-000)
Purchase Price for Both: \$694,000.00



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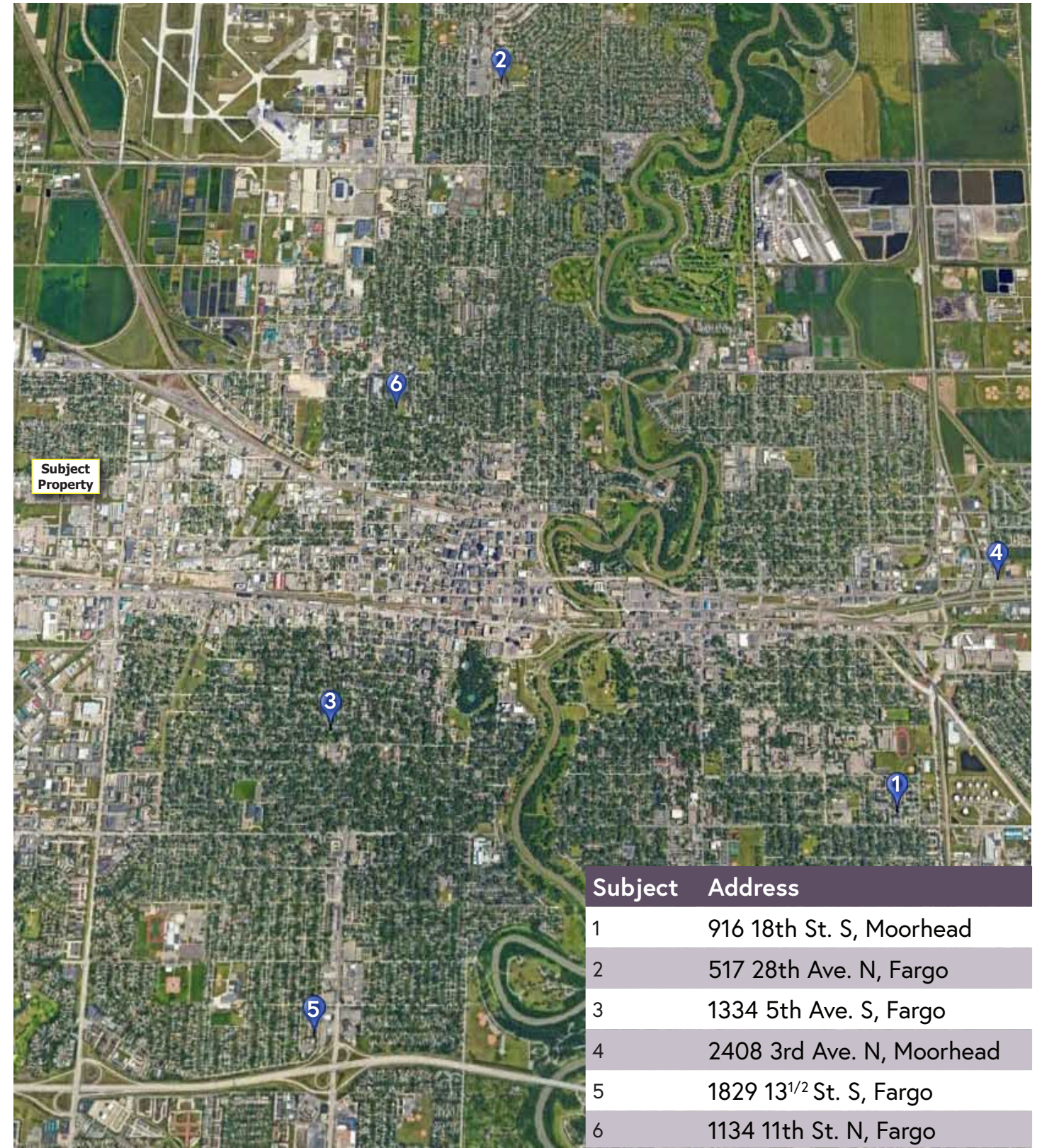


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REGIONAL MULTI-FAMILY UNIT COMPARABLES

Subject	Address	Price	# of Units	Price/Unit
	Subject Property	\$1,735,000.00	30	\$57,833.33
1	916 18th St. S, Moorhead	\$220,000.00	4	\$55,000.00
2	517 28th Ave. N, Fargo	\$675,000.00	12	\$56,250.00
3	1334 5th Ave. S, Fargo	\$710,000.00	8	\$88,750.00
4	2408 3rd Ave. N, Moorhead	\$975,000.00	18	\$54,166.67
5	1829 13 ^{1/2} St. S, Fargo	\$270,500.00	4	\$67,625.00
6	1134 11th St. N, Fargo	\$226,500.00	4	\$56,625.00
	Average			\$61,540.00



Subject	Address
1	916 18th St. S, Moorhead
2	517 28th Ave. N, Fargo
3	1334 5th Ave. S, Fargo
4	2408 3rd Ave. N, Moorhead
5	1829 13 ^{1/2} St. S, Fargo
6	1134 11th St. N, Fargo



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702 29th St. N, Fargo, ND

Purchase Price: \$347,000.00

SOME RECENT UPGRADES:

- New Flooring, Trim, and Doors
- Updated Kitchens and Bathrooms
- Freshly Painted
- Replaced Appliances and Air Conditioners
- New Water Heaters

RENT ROLL AS OF 11/29/23

Unit	Bed/Bath	Lease Start	Lease End	Rent
1	2 Bed/1 Bath	7/15/23	7/31/24	\$700.00
2	2 Bed/1 Bath	6/28/19	6/30/24	\$675.00
3	Studio/1 Bath	2/10/23	2/29/24	\$450.00
4	Studio/1 Bath	Vacant		\$0.00
5	Studio/1 Bath	10/9/23	10/31/24	\$525.00
6	Studio/1 Bath	Vacant		\$0.00



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713 30th St. N and 717 30th St. N Fargo, ND

Purchase Price: \$694,000.00

SOME RECENT UPGRADES:

- New Flooring, Trim, and Doors
- Updated Kitchens and Bathrooms
- Freshly Painted
- Replaced Appliances and Air Conditioners
- New Water Heaters

713 30th St. N

RENT ROLL AS OF 11/29/23

Unit	Bed/Bath	Lease Start	Lease End	Rent
1	Studio/1 Bath	12/5/22	12/31/24	\$450.00
2	Studio/1 Bath	Vacant		\$0.00
3	2 Bed/1 Bath	8/19/23	8/31/24	\$750.00
4	Studio/1 Bath	8/15/23	2/29/24	\$595.00
5	Studio/1 Bath	3/24/23	3/31/24	\$550.00
6	2 Bed/1 Bath	7/17/23	1/31/24	\$850.00

717 30th St. N

RENT ROLL AS OF 11/29/23

Unit	Bed/Bath	Lease Start	Lease End	Rent
1	Studio/1 Bath	9/1/18	at-will	\$400.00
2	Studio/1 Bath	7/14/23	7/31/24	\$500.00
3	2 Bed/1 Bath	11/1/23	10/31/24	\$780.00
4	Studio/1 Bath	Rented		\$0.00
5	Studio/1 Bath	Vacant		\$0.00
6	2 Bed/1 Bath	5/8/23	5/31/24	\$700.00



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3002 7^{1/2} Ave. N and 3006 7^{1/2} Ave. N, Fargo, ND

Purchase Price: \$694,000.00

3002 7^{1/2} Ave. N

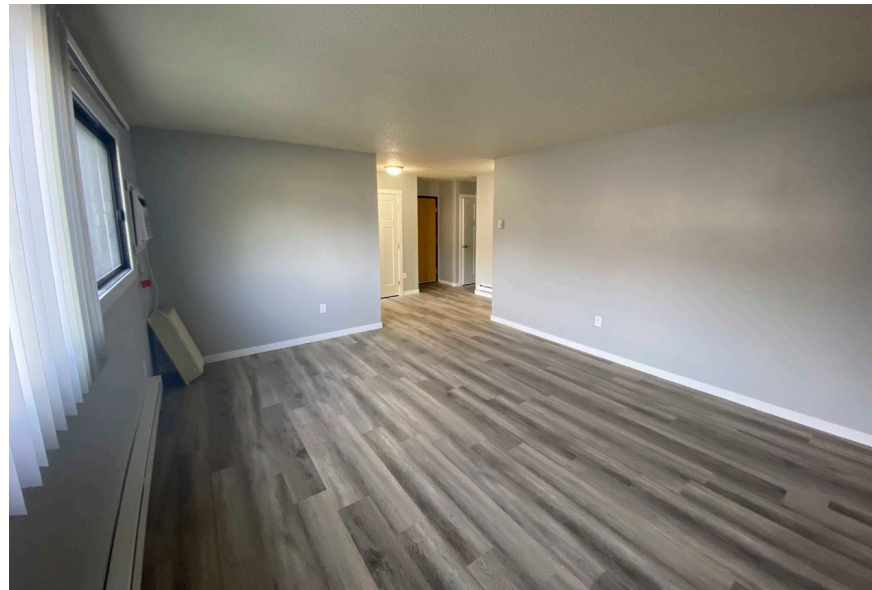
RENT ROLL AS OF 11/29/23

Unit	Bed/Bath	Lease Start	Lease End	Rent
1	2 Bed/1 Bath	6/15/08	8/31/24	\$680.00
2	2 Bed/1 Bath	8/15/23	8/31/24	\$665.00
A	Studio/1 Bath	4/21/23	4/30/24	\$425.00
B	Studio/1 Bath	Vacant		\$0.00
C	Studio/1 Bath	5/9/19	6/30/24	\$450.00
D	Studio/1 Bath	9/3/14	at-will	\$460.00

3006 7^{1/2} Ave. N, Fargo, ND

RENT ROLL AS OF 11/29/23

Unit	Bed/Bath	Lease Start	Lease End	Rent
1	2 Bed/1 Bath	9/1/18	at-will	\$660.00
2	2 Bed/1 Bath	9/17/21	12/31/23	\$745.00
A	Studio/1 Bath	3/10/23	3/31/24	\$395.00
B	Studio/1 Bath	9/1/23	8/31/24	\$400.00
C	Studio/1 Bath	1/13/23	1/31/24	\$425.00
D	Studio/1 Bath	8/5/21	8/31/24	\$500.00



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