

# Kalispell Lofts

128 East Evergreen Drive, Kalispell, MT 59901

FOR SALE



## Property Description

Stabilized 45-Unit Multifamily Investment in Kalispell, Montana  
Offered at \$10,450,000 | 96% Occupancy | 6.32% Cap Rate

An exceptional opportunity to acquire a high-performing, stabilized 45-unit apartment community in the thriving market of Kalispell, Montana. With a current occupancy of 99% and a solid 6.32% cap rate, this asset offers immediate income and long-term value in a region known for strong rental demand and economic growth.

The property features a desirable mix of studio, one-bedroom, and two-bedroom units, designed to attract a diverse tenant base. Each unit offers functional layouts and well-maintained interiors, with professional management in place to ensure smooth operations.

With a strong tenant base, professional management, and upside potential through future rent, this property presents a compelling opportunity for both seasoned investors and new entrants to the multifamily market.

## Offering Summary

<b>Sale Price:</b>	\$10,450,000
<b>Number of Units:</b>	45
<b>Lot Size:</b>	1.56 Acres
<b>Building Size:</b>	26,631 SF
<b>NOI:</b>	\$660,435.00
<b>Cap Rate:</b>	6.32%

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,027	9,357	18,800
<b>Total Population</b>	5,126	22,866	46,704
<b>Average HH Income</b>	\$85,921	\$88,635	\$93,650

James Williamson

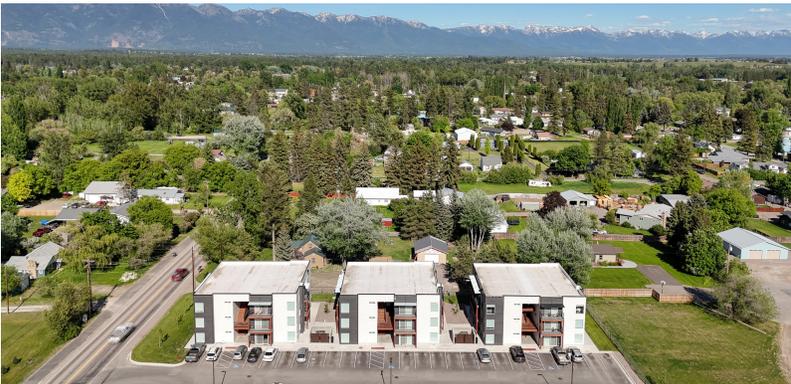
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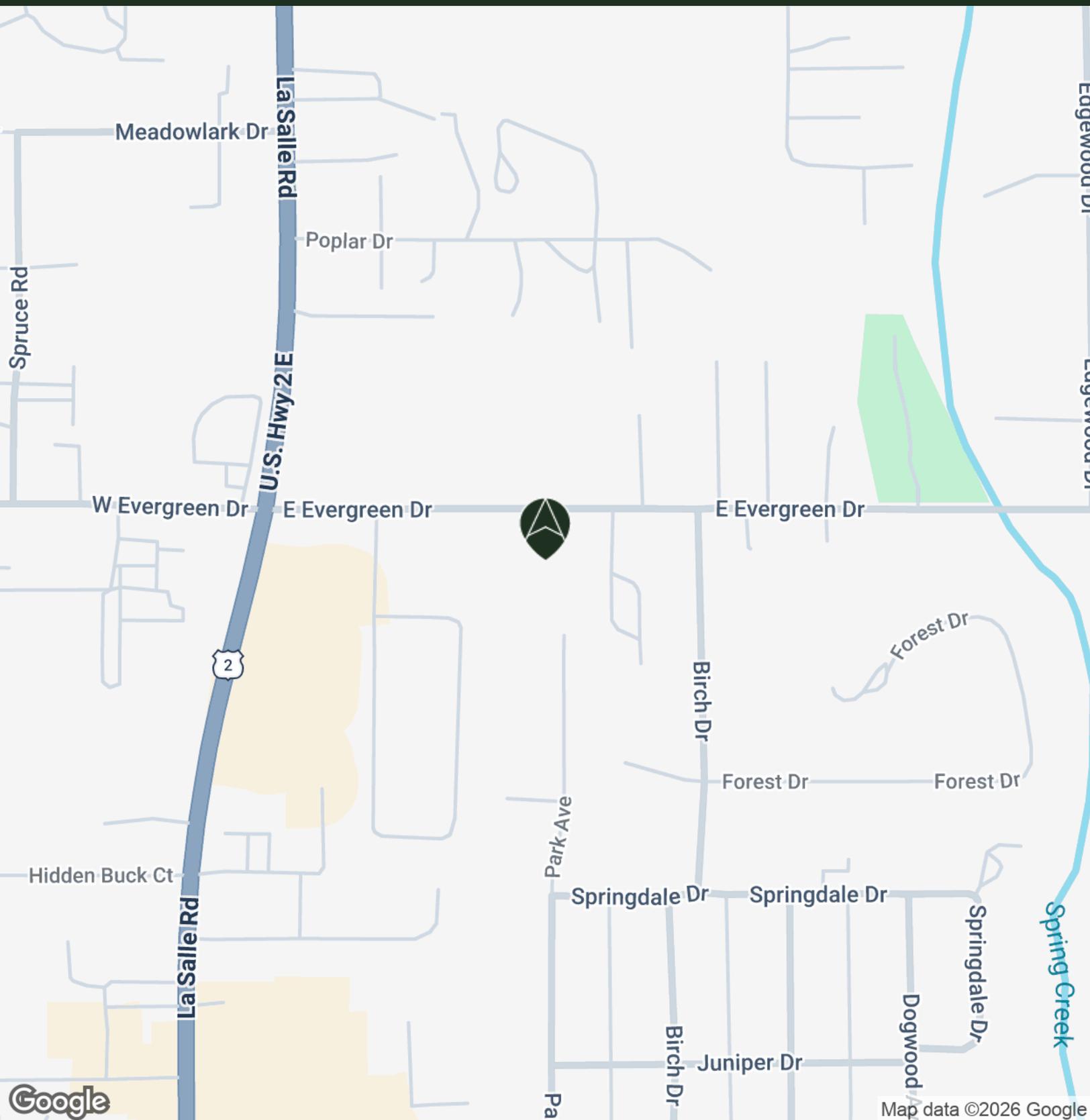
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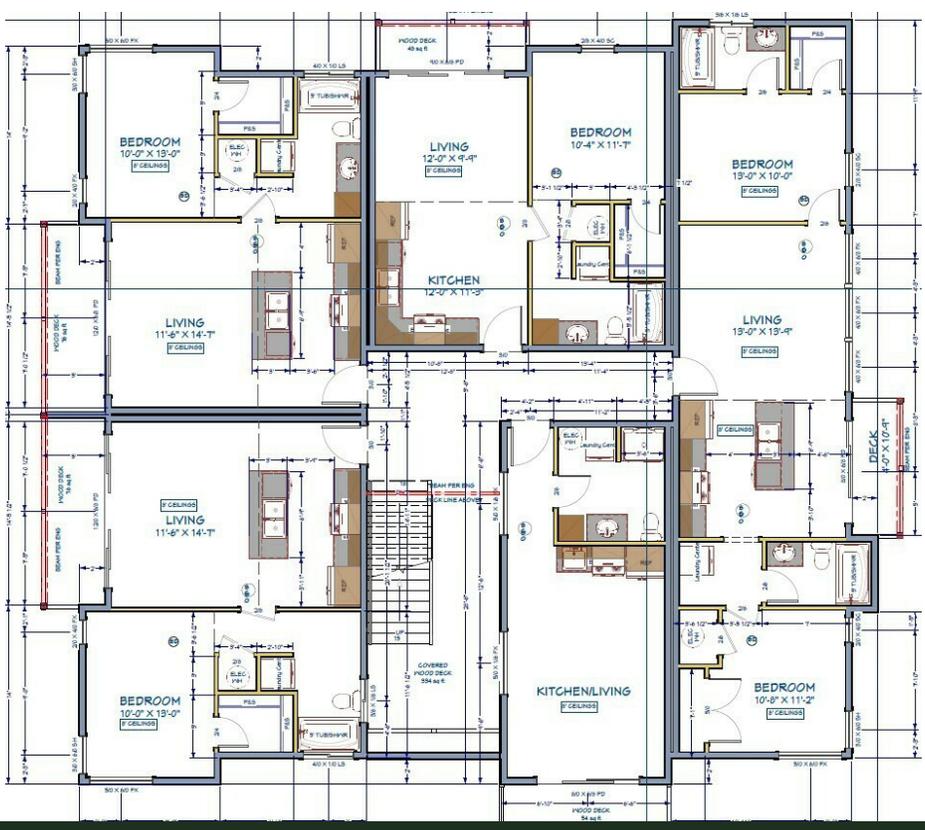
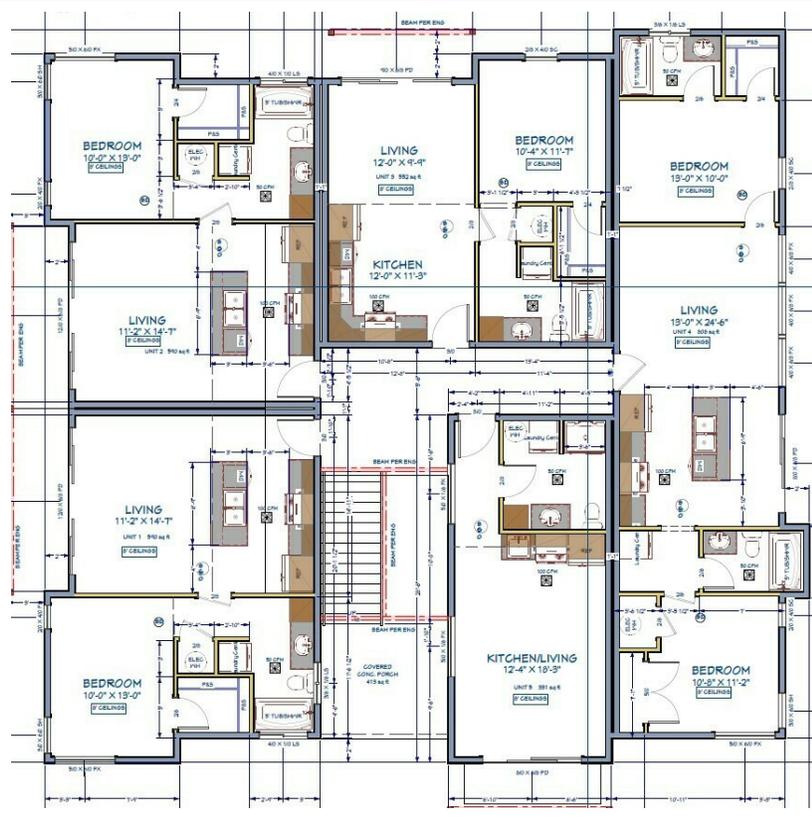
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Investment Overview	Kalispell Lofts
Price	\$10,450,000
Price per SF	\$392
Price per Unit	\$232,222
GRM	12.79
CAP Rate	6.32%
Cash-on-Cash Return (yr 1)	6.32%
Total Return (yr 1)	\$660,435

Operating Data	Kalispell Lofts
Gross Scheduled Income	\$816,939
Other Income	\$100,000
Total Scheduled Income	\$916,939
Gross Income	\$916,939
Operating Expenses	\$256,504
Net Operating Income	\$660,435
Pre-Tax Cash Flow	\$660,435

Financing Data	Kalispell Lofts
Down Payment	\$10,450,000

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Unit Type	Beds	Baths	Count	% Of Total	Rent
Studio	1	1	9	20%	\$1,250
1 Bedroom	1	1	9	20%	\$1,480
1 Bedroom	1	1	18	40%	\$1,580
2 Bedroom	2	2	9	20%	\$1,875
Totals/Averages			45	100%	\$1,553

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Income Summary		Kalispell Lofts
Rent Income		\$816,939
Pet Rent		\$15,000
Utility		\$85,000
Vacancy Cost		\$0
<b>Gross Income</b>		<b>\$916,939</b>
Expenses Summary		Kalispell Lofts
Property Operating Expenses		\$159,159
Property Tax Adjustment		\$51,498
Cap Ex Budget 2%		\$18,339
Management Increase Adjustment - 3%		\$27,508
<b>Operating Expenses</b>		<b>\$256,504</b>
<b>Net Operating Income</b>		<b>\$660,435</b>

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## ADVISORS

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