

EXECUTIVE SUMMARY

6-UNIT APARTMENT FOR SALE

**OFFERING SUMMARY**

Sale Price:	\$780,000
Number Of Units:	6
Cap Rate:	6.94%
NOI:	\$54,108
Lot Size:	0.14 Acres
Year Built:	1965
Building Size:	4,050
Zoning:	R-1U
Price / SF:	\$192.59

PROPERTY OVERVIEW

This is a 6-Unit Apartments building featuring 90 percent BRICK exterior and (6) 1-Bed apartments with a common Laundry Room. 3 of the 6 apartments have been fully Remodeled and Updated Flooring, Light Fixtures, Plumbing Fixtures, Stainless Steel kitchen appliances and GRANITE countertops. Baseboard heat and individual air conditioning units in each apartment. Contact agent for more info.

LOCATION OVERVIEW

Located a few blocks from Calumet Avenue and 1-Mile from Interstate 80/94. The property sits at the corner of 169th Street and Howard Avenue.

PROPERTY HIGHLIGHTS

- 100% Occupied!
- 3 of 6 Apartments Remodeled!

MIKE LARSON

219.836.4740 x107
mike@divcommercial.com

1846 45th Avenue
Munster, IN 46321
F: 219.836.4911
divcommercial.com



ADDITIONAL PHOTOS

6-UNIT APARTMENT FOR SALE



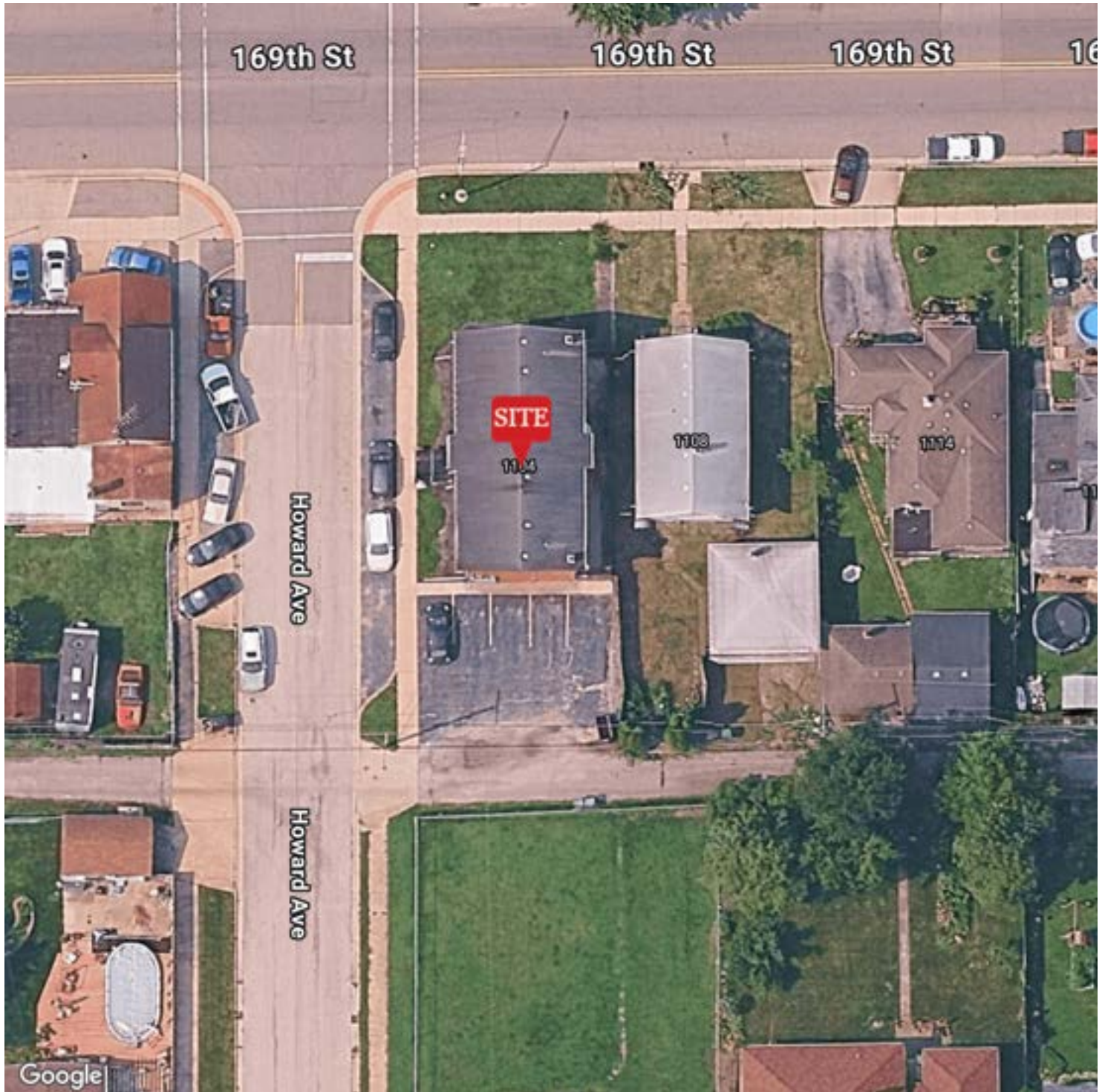
MIKE LARSON
219.836.4740 x107
mike@divcommercial.com

1846 45th Avenue
Munster, IN 46321
F: 219.836.4911
divcommercial.com



RETAILER MAP

6-UNIT APARTMENT FOR SALE



MIKE LARSON
219.836.4740 x107
mike@divcommercial.com

1846 45th Avenue
Munster, IN 46321
F: 219.836.4911
divcommercial.com



RENT ROLL

6-UNIT APARTMENT FOR SALE

SUITE	BEDROOMS	BATHROOMS	RENT	LEASE START	LEASE END
1	1	1	\$1,150	12/29/25	12/31/26
2	1	1	\$900	9/13/22	8/31/26
3	1	1	\$900	11/17/22	2/28/27
4	1	1	\$1,100	12/1/25	11/30/26
5	1	1	\$1,135	11/1/24	10/31/26
6	1	1	\$950	4/1/22	5/31/26
TOTALS			\$6,135		
AVERAGES			\$1,023		

MIKE LARSON
 219.836.4740 x107
 mike@divcommercial.com

1846 45th Avenue
 Munster, IN 46321
 F: 219.836.4911
 divcommercial.com



INCOME & EXPENSES

6-UNIT APARTMENT FOR SALE

INCOME SUMMARY

Rent (Pro Forma)	\$72,420
Pet Fees (Actual)	\$1,200
Laundry Income (Actual)	\$478

GROSS INCOME	\$74,098
---------------------	-----------------

EXPENSES SUMMARY

Taxes (24 pay 25)	\$12,799
Insurance	\$2,476
Garbage	\$790
Lawn	\$900
Utilities	\$2,424
Snow	\$600

OPERATING EXPENSES	\$19,990
---------------------------	-----------------

NET OPERATING INCOME	\$54,108
-----------------------------	-----------------

MIKE LARSON

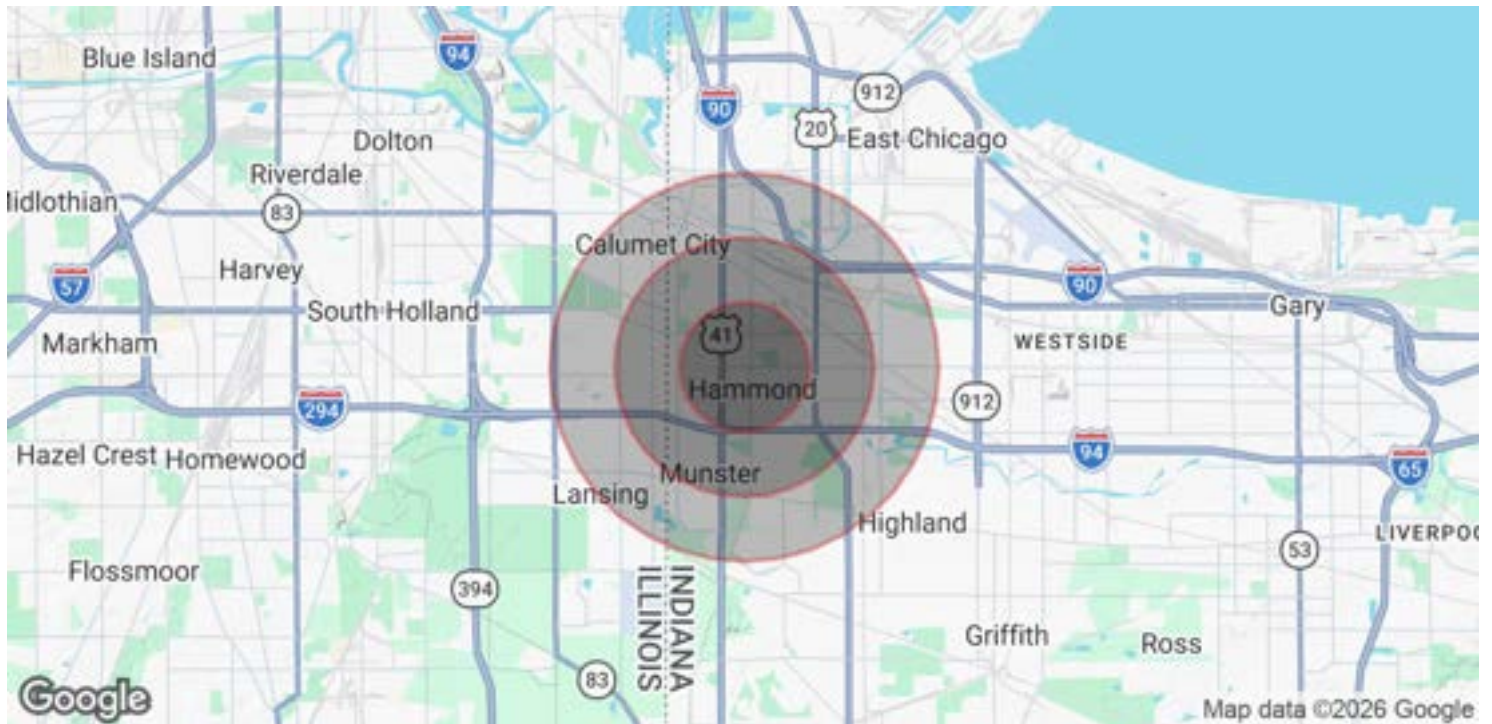
219.836.4740 x107
mike@divcommercial.com

1846 45th Avenue
Munster, IN 46321
F: 219.836.4911
divcommercial.com



DEMOGRAPHICS MAP & REPORT

MULTIFAMILY PROPERTY FOR SALE

**POPULATION**

Total Population

Average Age

Average Age (Male)

Average Age (Female)

1 MILE

15,214

38.7

36.3

40.8

2 MILES

53,706

36.6

35.0

38.0

3 MILES

113,942

37.7

36.5

39.3

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

1 MILE

6,237

2.4

\$72,703

\$144,660

2 MILES

20,287

2.6

\$77,924

\$168,177

3 MILES

43,198

2.6

\$77,563

\$175,359

2023 American Community Survey (ACS)

MIKE LARSON

219.836.4740 x107

mike@divcommercial.com

1846 45th Avenue
Munster, IN 46321
F: 219.836.4911
divcommercial.com