



FOR SALE

PRINCESS ANNE STREET APARTMENTS & RESTAURANT/BAR

Key Features

- 4 luxury studio apartments and 5 one bedroom apartments
- High end finishes including hardwood floors, stainless steel appliances, granite countertops, marble tile bathrooms with tub/shower combo
- Fully renovated, successful restaurant/bar with outdoor patio, large bar area, full kitchen and upgraded restrooms
- 7 cap of NOI
- Asking Price: \$2.1 million

FINANCIAL INFORMATION HAPPY ENDINGS RESTAURANT

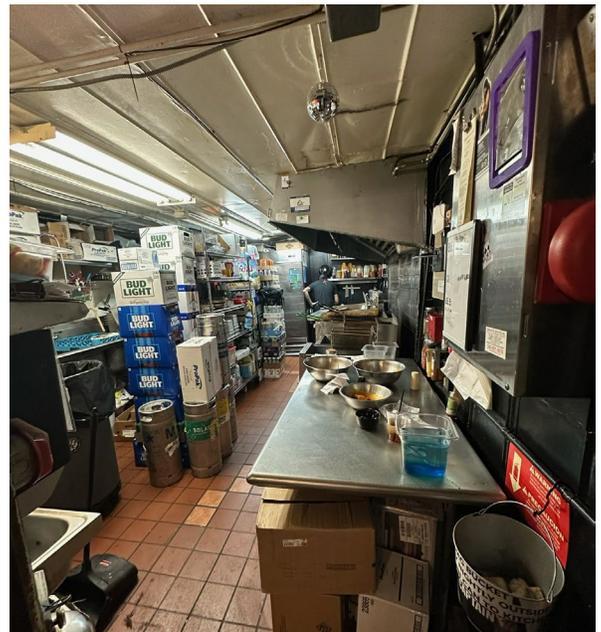
YEAR	DATE	MONTHLY RENT
2026	4/1/2026	\$3,200
2027	4/1/2027	\$3,300
2028	4/1/2028	\$3,400

APARTMENTS

UNITS	TYPE	2025	2026
UNIT 1	1 bedroom	\$1,025	\$1,250
UNIT 2	1 bedroom	\$1,250	\$1,250
UNIT 3	1 bedroom	\$1,025	\$1,250
UNIT 4A	Large studio	\$1,275	\$1,300
UNIT 4B	Studio	\$1,200	\$1,250
UNIT 5A	Studio	\$1,100	\$1,350
UNIT 5B	Studio	\$1,200	\$1,250
UNIT 6	1 bedroom	\$1,160	\$1,160
UNIT 7	1 bedroom	<u>\$1,025</u>	<u>\$1,250</u>
TOTAL		\$10,260	\$11,310

EXPENSES

Insurance	\$6,022
RE Tax	\$7,357
Utilities	<u>\$13,121</u>
TOTAL	\$26,500



CONTACT:

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