

# MULTI-FAMILY INVESTMENT OPPORTUNITY



NHN STILLWATER ROAD  
KALISPELL, MT



**COLDWELL BANKER**  
**COMMERCIAL**  
LANDSTAR  
PROPERTIES

| Offering Memorandum |



# | Property Description |



Brand new construction of a modern apartment complex minutes from all major shopping. Located in north Kalispell near Glacier High School. 2.779 acres zoned RA1/PUD. Two 24-plex's with a combination of 2 bed 2 bath and 1 bed 1 bath units. Fiber optic and garbage services are available for tenants. Pickleball and basketball courts along with outdoor BBQ areas and walking paths. Property management company in place. Both buildings complete with tenants in place.

## | INVESTMENT HIGHLIGHTS |

2.78 Acres

Zoning: RA1/PUD

NOI: \$726,611.40

Cap Rate: 5.22%

PURCHASE PRICE: \$13,900,000



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[www.cbcommercialmt.com](http://www.cbcommercialmt.com)

Multi-Family Investment Opportunity



# | Property Photo |



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# | Property Photos |



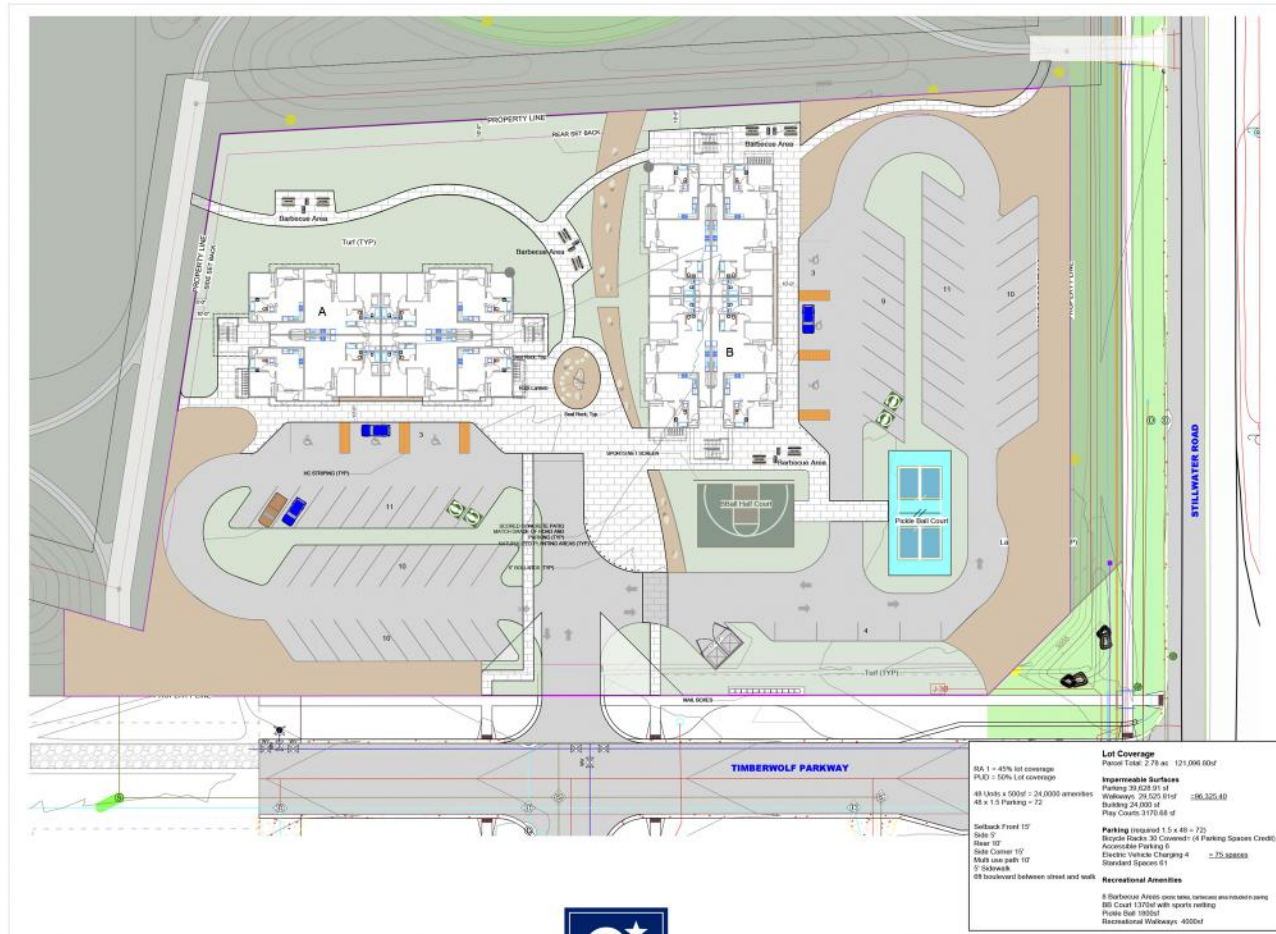
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# | Site Plan |



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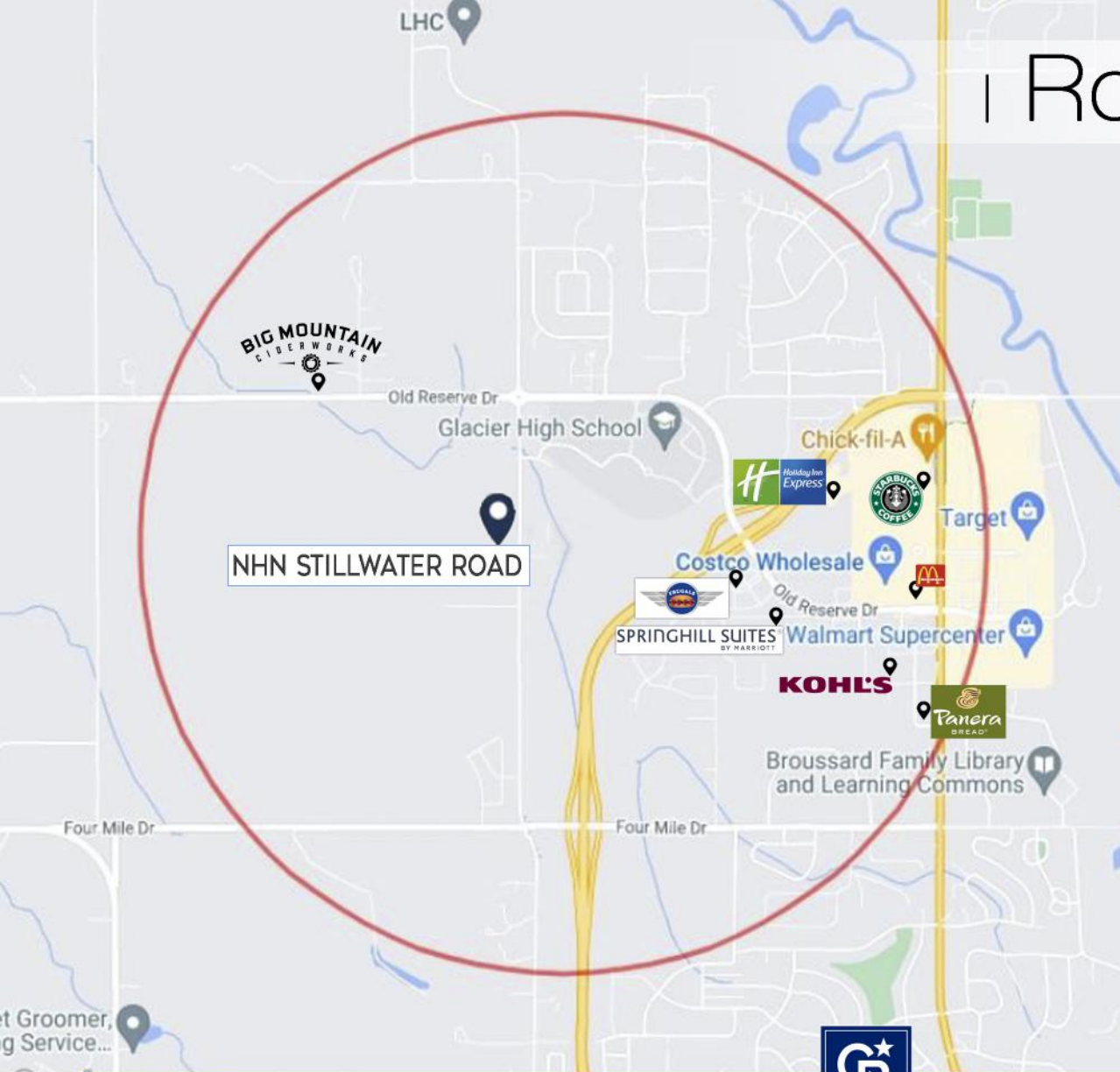
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# | Location Map |





# | Radius Map |



**HOTELS:**  
 Springhill Suites - 1.6 miles  
 Holiday Inn Express - 2.0 miles

**RESTAURANTS:**  
 Big Mtn Ciderworks - 1.1 miles  
 Frugals - 1.6 miles  
 McDonalds - 1.8 miles  
 Chick Filet - 1.9 miles  
 Panera - 2.0 miles

**COFFEE:**  
 Sable Coffee - 1.5 miles  
 Starbucks - 2.0 miles

**SHOPPING:**  
 Costco - 1.8 miles  
 Kohls - 1.8 miles  
 Target - 2.2 miles  
 Walmart - 2.0 miles

**Other:**  
 Glacier Airport - 9.0 miles  
 Whitefish Mountain Resort- 20 miles  
 Glacier National Park - 36 miles



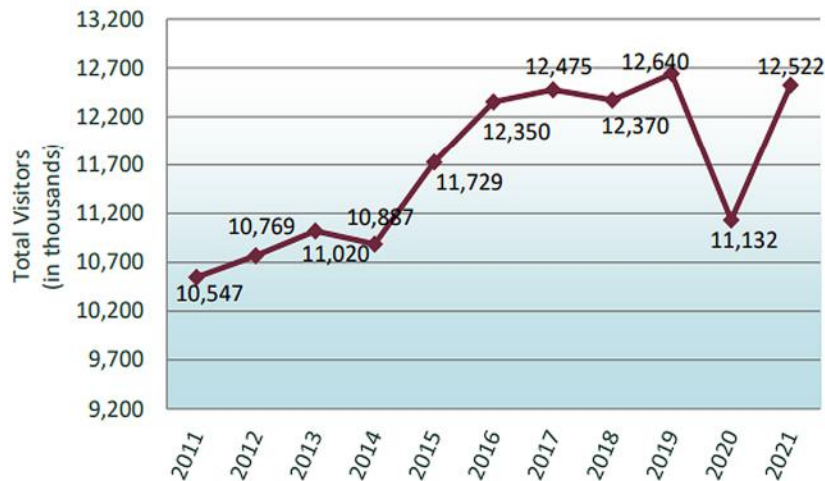
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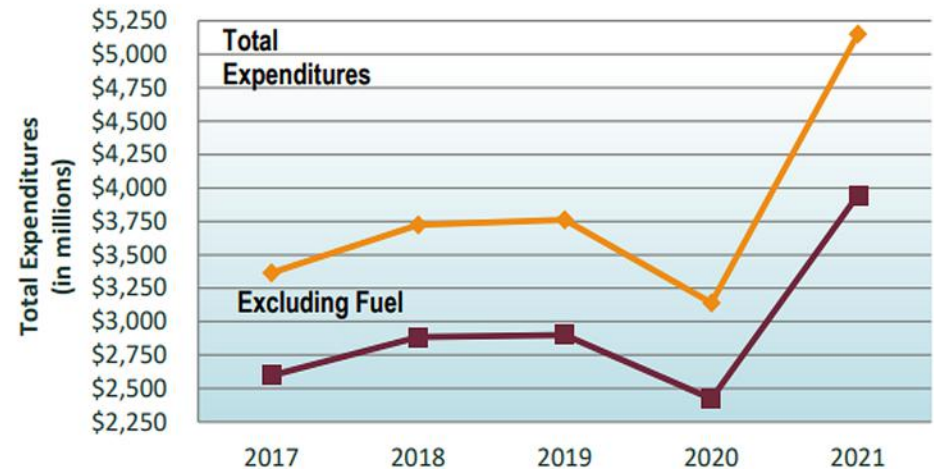
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# MONTANA NONRESIDENT TRAVELER VISITATION TRENDS

## Nonresident Visitors

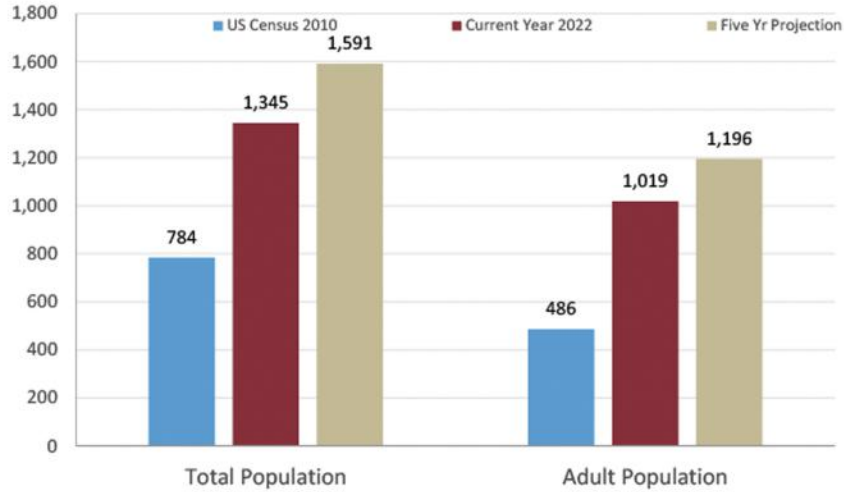


## Total Actual Expenditures

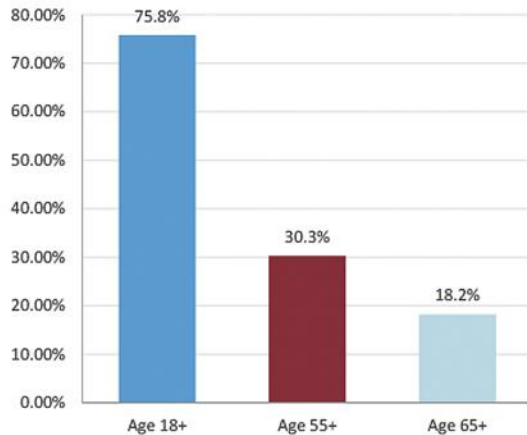




## Population



## Age



### Median Age, Total

**40.0**

### Age Demographics

- 75.78% Age 18+
- 30.28% Age 55+
- 18.22% Age 65+

## Income



### Average Household Income

**\$95,014**

### Median Household Income

**\$74,674**



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# PROFORMA

## INCOME

UNIT BREAK DOWN:	# UNITS:	RATE:	INCOME:
1BR/1BA	24	\$1,525	\$36,600
2BR/2 BA	24	\$1,825	\$43,800
PET RENT (30%)	18	\$35	\$630
PARKING RENT	8	\$45	\$360
INTERNET INCOME (85%)	41	\$79	\$3,239
<b>TOTAL MONTHLY INCOME:</b>			<b>\$84,629</b>
<b>TOTAL ANNUAL INCOME:</b>			<b>\$1,015,548</b>

**MONTHLY NET INCOME: \$60,550.95**  
**ANNUAL NET INCOME: \$726,611.40**  
**CAP RATE: 5.22%**

## EXPENSES

	MONTHLY:	ANNUALLY:
MANAGEMENT	\$6,770.32	\$73,954.44
REPAIRS & MAINTENANCE	\$461.28	\$5,535.36
GROUND MAINTENANCE	\$545.00	\$6,540.00
HOA	1,680.00	\$20,160.00
CLEANING	\$250.00	\$3,000.00
SNOW REMOVAL	\$545.00	\$6,540.00
ELECTRICITY	\$340.00	\$4,080.00
WATER/SAN	\$590.00	\$7,080.00
REAL ESTATE TAXES	\$6,500.00	\$78,000.00
INSURANCE	\$725.00	\$8,700.00
INTERNET SERVICES	\$1,440.00	\$17,280.00
VACANCY 5%	\$4,231.45	\$50,777.40
<b>TOTAL:</b>	<b>\$24,078.05</b>	<b>\$288,936.60</b>



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