



**For Sale:**

4 6-Plexes, 24 Units, 8 – 1 Bedroom / 16 – 2 Bedroom

**Asking Price:**

\$1,650,000.00

**Ownership:**

2 LLC's – Single Organizer

**Location:**

3570 Kimberly Downs Road – El Nino LLC

3562 Kimberly Downs Road – El Nino LLC

3552 Kimberly Downs Road – Los Pajaros LLC

3544 Kimberly Downs Road – Los Pajaros LLC

**Description:**

4 – 6 Plexes

24 Units (Avg rents: 1BR - \$698 / 2BR - \$760)

Up to date with all required City of Davenport Rental Inspections

Separate utility meters for all units. Tenants pay gas, electric, water, & sewer

Owner pays garbage, lawn care & snow removal, common electric, laundry gas & water

Annual leases.

Insurance	\$13,750.00
Lawn care & Snow Removal	\$18,000.00
Management Fees	\$14,500.00
Real Estate Taxes	\$20,500.00
<u>Utilities</u>	<u>\$8,500.00</u>
Total Expenses	\$75,250.00

Total Income	\$213,000.00
NOI	\$137,750.00
Listing Price	\$1,650,000.00

**Contact Listing Agent:**

Peter Voss, 3% Listing Co.

**Email:**

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**Phone Number:**

563.940.8393

**Licensed Real Estate Agent:**

Iowa & Illinois