



**Net return: 18.0%**

21 North 14th Street, Fort Dodge, IA

### Property Information

Asking Price	<b>\$89,900</b>	County	<b>Webster County</b>
Property Type:	<b>Multi family</b>	Subdivision	
Total units	<b>3</b>	Construction	<b>Concrete Block</b>
Total bedrooms	<b>4</b>	Roof	<b>Asphalt Shingle</b>
Total bathrooms	<b>3</b>	Water source	<b>City water</b>
Building size	<b>1468</b>	Water disposal	<b>Sewer</b>
Lot size	<b>0.07 acres</b>	Heating	<b>Gas Furnace</b>
Year built	<b>1900</b>	Cooling	<b>Window A/C</b>

### Property Description

AWESOME RENTAL TRIPLEX!!! SECTION 8 TENANTS. GOOD CONDITION, NEEDS TLC AND A NEW OWNER. PERFECT STARTER PROPERTY!! PROPERTY WILL GENERATE A 16%+ NET RETURN ON INVESTMENT!!! DO NOT MISS OUT ON THIS OPPORTUNITY!!!



## Property Financial Summary

Asking price	<b>\$89,900</b>	Type	<b>Proforma</b>
Estimated rehab	<b>\$5,000</b>	After repair value	<b>\$129,900</b>
Total investment	<b>\$94,900</b>	Potential profit	<b>\$35,000</b>
Gross income (annually)	<b>\$26,400</b>	Gross income (monthly)	<b>\$2,200</b>
Operating expenses (annually)	<b>\$9,290</b>	Operating expenses (monthly)	<b>\$774</b>
Net income (annually)	<b>\$17,110</b>	Net income (monthly)	<b>\$1,426</b>
Gross return	<b>27.82%</b>	Net return	<b>18.03%</b>

