



\$850,000
4-Plex

512 S 2nd St W,
Missoula, MT
59801

Presented By:

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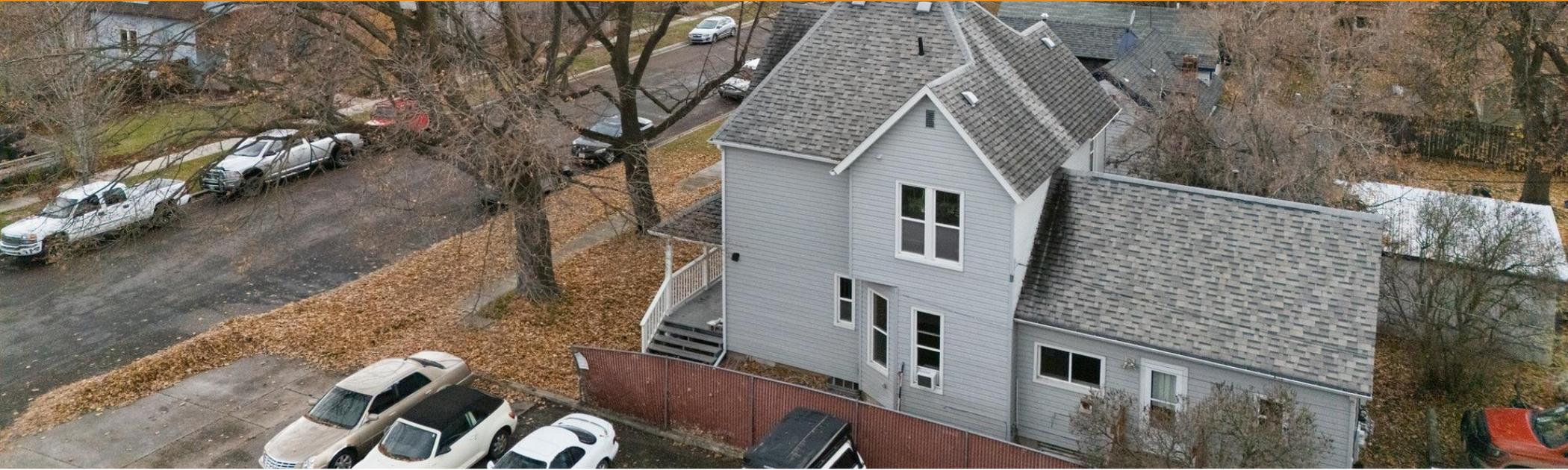
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Property Information

Section 1



PROPERTY SUMMARY



LOCATION DESCRIPTION

Missoula continues to be one of Montana’s strongest multi-family markets, with sustained population growth, a competitive rental environment, and limited new housing supply supporting high occupancy rates. Demand remains strong across all unit types, driven by the city’s diverse employment base, university presence, and growing professional workforce. Central neighborhoods like this one consistently outperform the broader market due to their walkability, transit access, and proximity to major employers. Together, these factors position this property as a compelling long-term investment in a community where rental housing remains essential and increasingly sought after.

OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	5,853 SF
Building Size:	1,926 SF
NOI:	\$42,225.92
Cap Rate:	4.97%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	771	1,675	7,992
Total Population	1,443	3,118	15,849
Average HH Income	\$73,200	\$77,360	\$75,902



PROPERTY DESCRIPTION

Charming Fourplex in Missoula's Riverfront Neighborhood

This classic Victorian-style property features four distinct units, each with its own character and charm. The main-floor apartment includes one bedroom and 1.5 bathrooms, offering generous living space and natural light. The upstairs apartment is a bright, open one-bedroom unit with additional attic storage. Two lower-level units complete the property—both one-bedroom apartments, one of which underwent a recent full renovation, combining efficient design with modern finishes.

Ideally situated just south of the Orange Street Bridge, 512 S 2nd St W offers an exceptional opportunity to own a well-maintained fourplex in one of Missoula's most walkable and sought-after neighborhoods. Residents enjoy easy access to Downtown Missoula, the Clark Fork Riverfront Trail, and a wide array of shops, restaurants, and cultural amenities—all just a few blocks away.

With its established rental history and unbeatable central location, this Riverfront fourplex presents an excellent opportunity for investors or owner-occupants seeking steady income and long-term value in the heart of Missoula.

ADDITIONAL PHOTOS



Location Information

Section 2



REGIONAL MAP

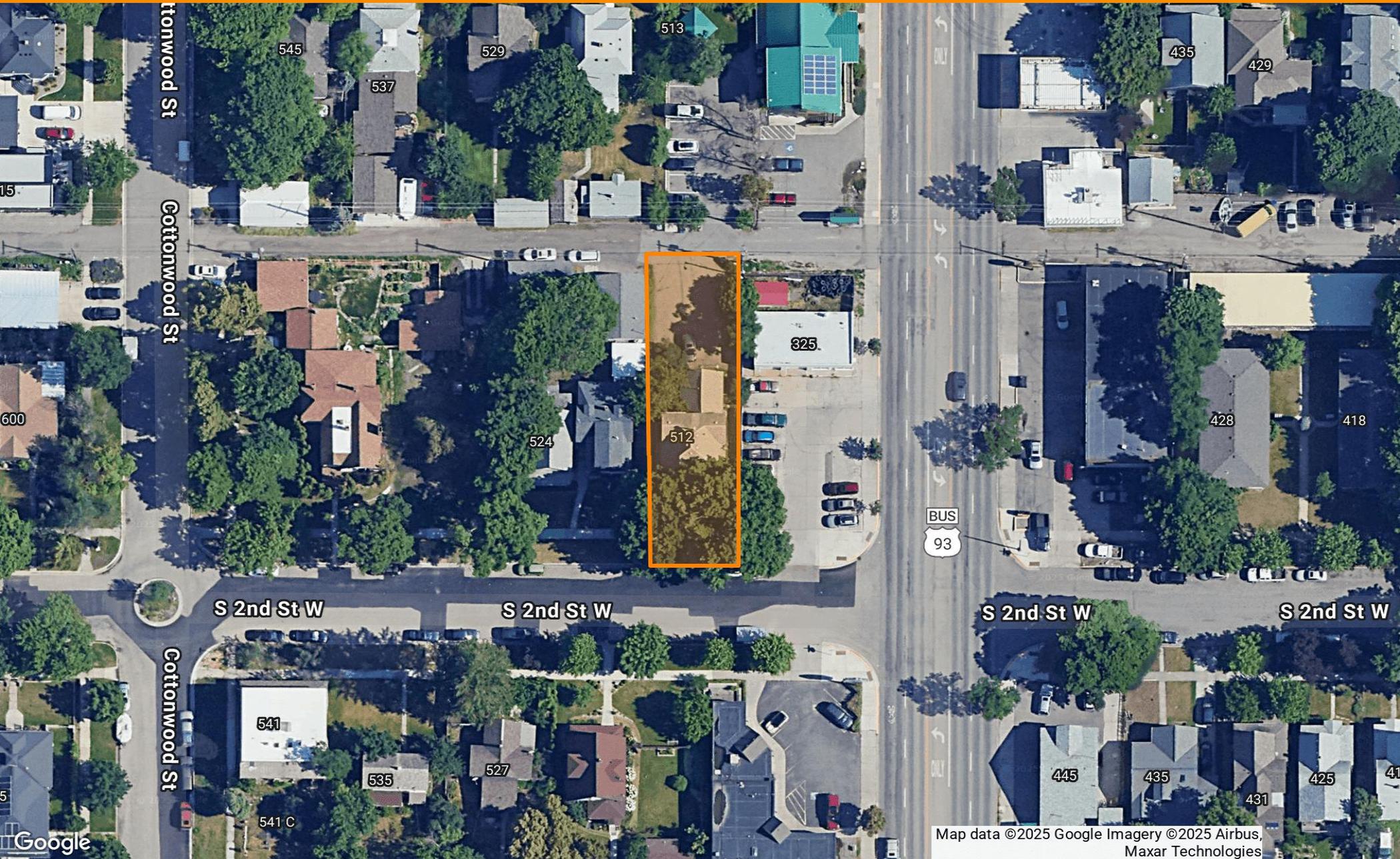


MISSOULA EMPLOYERS



MISSOULA EMPLOYERS	TEAM MEMBERS
University of Montana	2,842
Missoula County Public Schools	1,450
St. Patrick Hospital	1,321
Montana Rail Link	1,056
Community Medical Center	1,015
Missoula County	948
City of Missoula	730
Allegiance Benefit Plan Management	661
Walmart	471

LOCATION MAP



Financial Analysis

Section 3



INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost	\$0
GROSS INCOME	\$42,226

EXPENSES SUMMARY

License / Permits	\$100
Property Insurance	\$3,400
Repairs and Maintenance	\$6,250
Water and Sewer	\$1,321
Gas and Electric	\$1,200
Trash	\$360
Property Taxes	\$5,735
Management Fees	\$60
Landscape / Snow	\$500
OPERATING EXPENSES	\$18,926
NET OPERATING INCOME	\$42,226

Demographics

Section 4



DEMOGRAPHICS MAP & REPORT

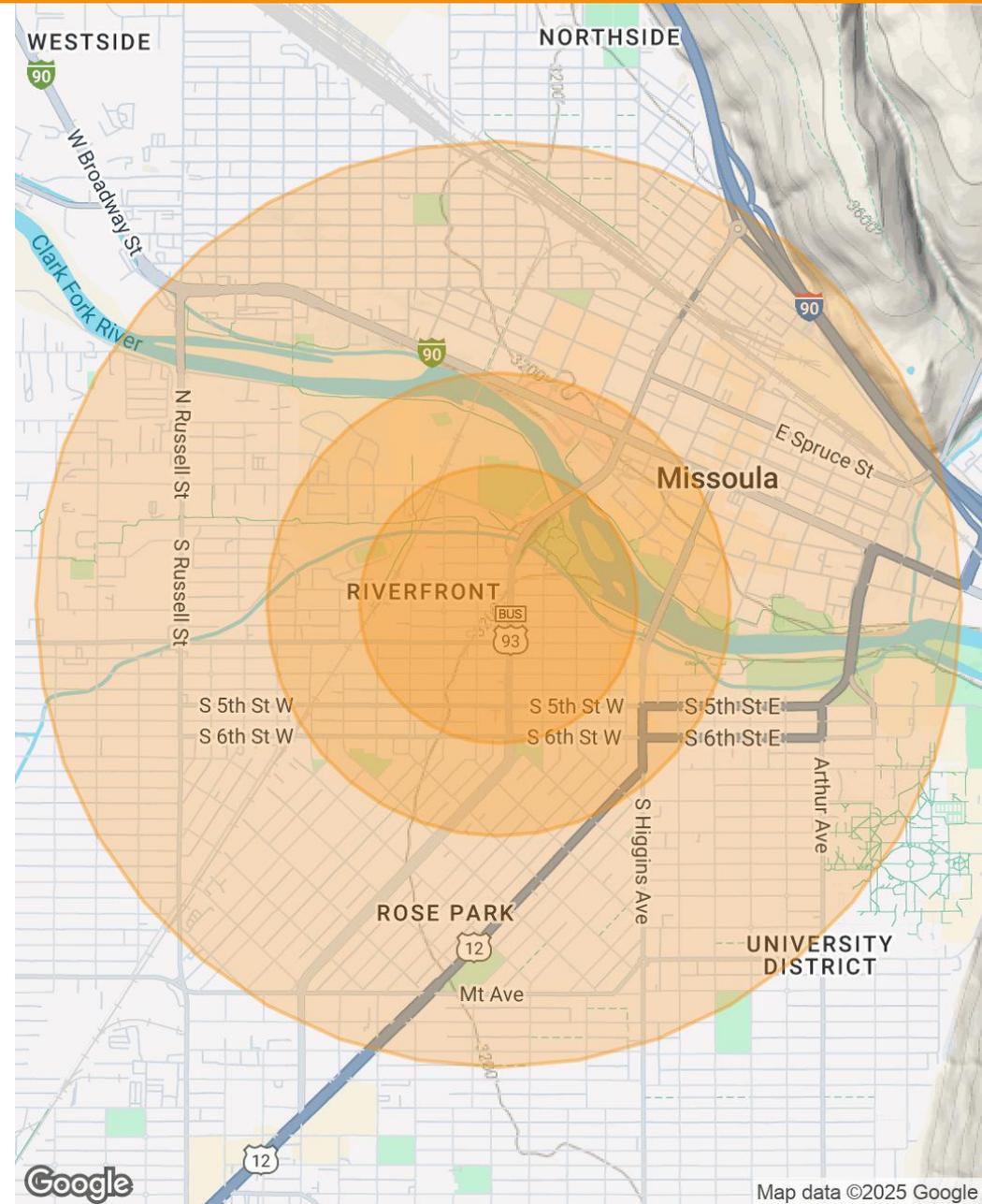
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,443	3,118	15,849
Average Age	40	40	38
Average Age (Male)	40	40	38
Average Age (Female)	40	40	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	771	1,675	7,992
# of Persons per HH	1.9	1.9	2
Average HH Income	\$73,200	\$77,360	\$75,902
Average House Value	\$563,771	\$541,213	\$501,298

Demographics data derived from AlphaMap



Advisor Bios

Section 5





JESSIE EAGEN

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PROFESSIONAL BACKGROUND

Jessie Eagen is one of the most seasoned and experienced Real Estate agents in the Missoula area. Surviving 32+ years in Montana real estate, with the economic twists and turns, has proven to be a great accomplishment for Jessie. Since his first house sale in 1993 for \$112,000, Jessie has remained focused and determined to be a leader in his field. He has combined his dedication and experience to make a giant footprint in the Residential, Commercial & Investment, and Flathead Lake markets the past 32 years and he continues to raise his personal bar to deliver excellence in every transaction.

Jessie has always been heavily involved in all aspects of real estate, from development of new multi-family projects, building spec homes, consulting on residential developments to buying and selling homes for himself. With his well-rounded experience in all areas of the industry, Jessie prides himself on being an aggressive negotiator with the foresight in knowing how to get the deal done. He's always looking for buyers and sellers, a real competitive advantage in the industry. He finds the right buyers, the right sellers, the right investors, the right property and he brings it all to you.

Jessie's personable and professional character allow him to build and maintain solid relationships, which explains why his business has grown mostly from referrals and repeat clients. He uses sound knowledge, cutting edge technology, tried wisdom, tenacity and a good amount of hustle to achieve the goals and expectations of his clients.

Jessie was born and raised in Great Falls, MT. After graduating from University of Montana with a Business degree, Jessie began his real estate career in 1992 and made Missoula home. Despite Jessie's busy schedule, he still finds time to spend with his loving family. He spends his time between his hometown of Missoula and his favorite place in the world, Flathead Lake.

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