



OFFERING SUMMARY

Sale Price:	\$325,000
	5
Price / Unit:	\$65,000
Year Built:	1967
Zoning:	RD-70

PROPERTY HIGHLIGHTS

- Fully occupied apartment building
- 5 units between just over 3,000 SF
- Located one block east of Historic Main Street
- Walking distance to downtown Chariton for shops and restaurants
- Half block from Yocum Park

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	244	780	1,687
Total Population	532	1,765	3,852
Average HH Income	\$70,479	\$70,347	\$71,264



CHARITON MULTIFAMILY INVESTMENT

719 Braden Ave Chariton, IA 50049

Braden Ave Multifamily 719 Braden Avenue, Chariton, IA	Monthly Income	Annual Income	
Apt. 1	\$400.00	\$4,800.00	
Apt. 2	\$650.00	\$7,800.00	
Apt. 3	\$525.00	\$6,300.00	
Apt. 4	\$700.00	\$8,400.00	
Apt. 5	\$500.00	\$6,000.00	
Multifamily Total Monthly	\$2,775.00	\$33,300.00	
Multifamily Total Annual Income			\$33,300.00



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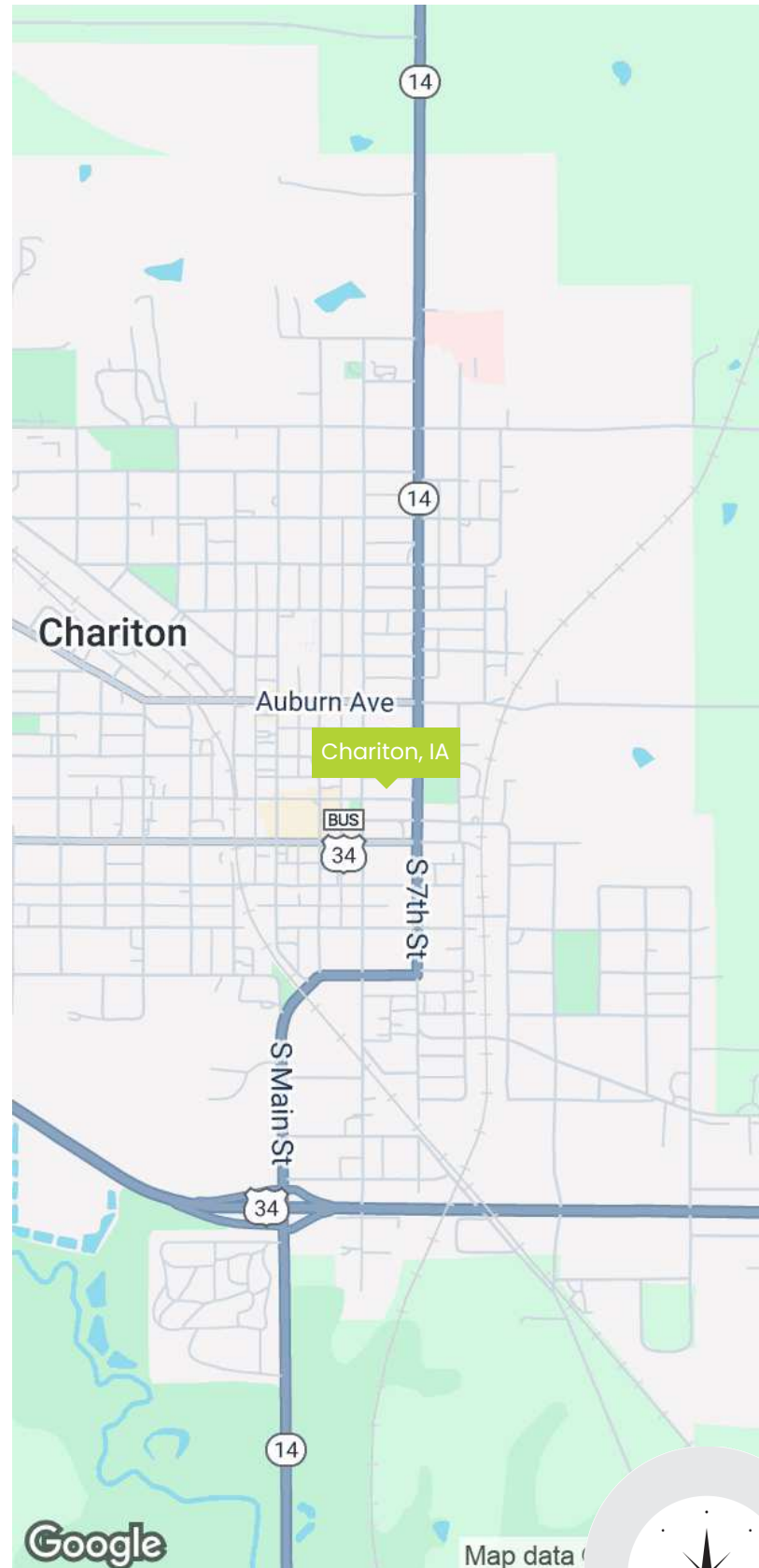
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