

81 E Wesley Rd NE



Presented By:
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8-Unit Turn Key 100% Occupied



81 E Wesley Rd NE

81 E Wesley Rd NE, Atlanta, GA 30305

Property Details

Price: \$1,950,000

- Great boutique multi-unit property in one of Atlanta's best neighborhoods

COMMERCIAL INCOME ANALYSIS WORKSHEET									
81 E Wesley Avenue Pro Forma									
UNIT MIX:	studio:	2	leaseable units	\$1,495	per month	\$35,880	annual income		
	1BR:	0	leaseable units	\$0	per month	\$0	annual income		
TOTAL # UNITS	2BR:	6	leaseable units	\$2,195	per month	\$158,040	annual income		
8	3BR:	0	leaseable units	\$0	per month	\$0	annual income		
	4BR:		leaseable units		per month	\$0	annual income		
	8		total units						
POTENTIAL GROSS INCOME							\$193,920		
Vacancy				3%			\$5,818		
Additional Income				+			0		
EFFECTIVE GROSS INCOME							\$188,102		
Expenses							\$29,000		
NET OPERATING INCOME							\$159,102		
Cap Rate (incl. ETR)							8%		
INDICATED INCOME VALUE							\$1,988,780		
Excess Land				+					
TOTAL REAL ESTATE VALUE							\$1,988,000		Rounded

Price:	\$1,950,000
No. Units:	8
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Townhome
Sale Type:	Investment
Cap Rate:	8.00%
Lot Size:	0.28 AC
Gross Building Area:	6,684 SF
No. Stories:	2
Year Built:	1960
Parking Ratio:	1.8/1,000 SF
Zoning Description:	R4
APN / Parcel ID:	17-0101-0001-007-6
Walk Score ®:	71 (Very Walkable)

View the full listing here: <https://www.loopnet.com/Listing/81-E-Wesley-Rd-NE-Atlanta-GA/36843901/>

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Unit/Room Mix Information

Description	No. Units
Two Bedroom Town Home	6
Studio Apartment	2

Rent Roll

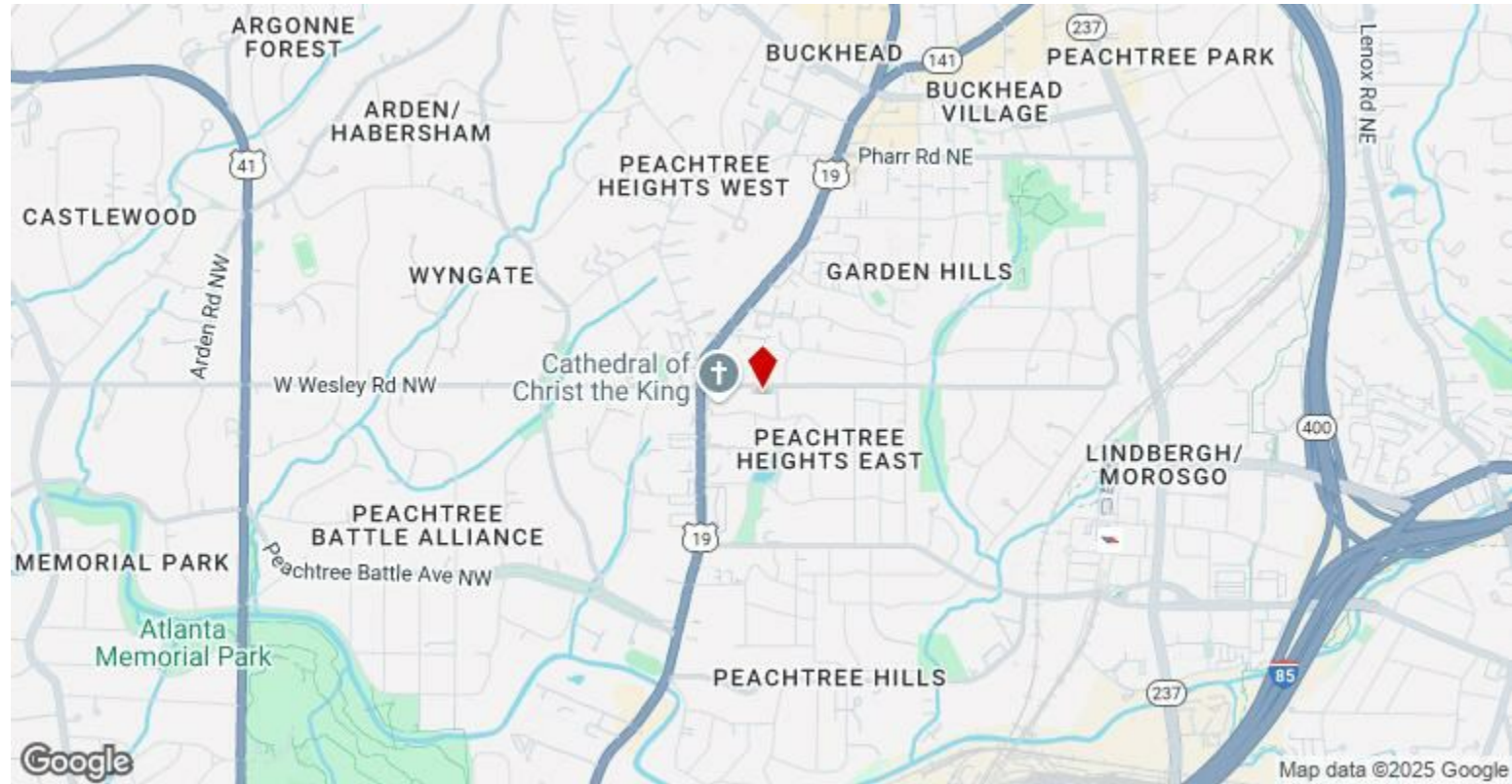
Properties: 81 East Wesley Road Apartments - 81 East Wesley Road Atlanta, GA 30305

Unit	BD/BA	Rent	Market Rent
81 East Wesley Road Apartments - 81 East Wesley Road Atlanta, GA 30305			
81 East Wesley Road Apt 1	2/1.00	1,595.00	2,195.00
81 East Wesley Road Apt 2	2/1.00	1,715.00	2,195.00
81 East Wesley Road Apt 3	2/1.00	1,695.00	2,195.00
81 East Wesley Road Apt 4	2/1.00	1,595.00	2,195.00
81 East Wesley Road Apt 5	2/1.00	1,695.00	2,195.00
81 East Wesley Road Apt 6	2/1.00	1,570.00	2,195.00
81 East Wesley Road Apt 7	0/1.00	1,195.00	1,495.00
81 East Wesley Road Apt 8	0/1.00	1,195.00	1,495.00
8 Units		12,255.00	16,160.00
Total 8 Units		12,255.00	16,160.00

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Location



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Property Photos



2BR Town Homes



Ample Parking

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Property Photos



Outdoor Amenities



Boutique Community

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Property Photos



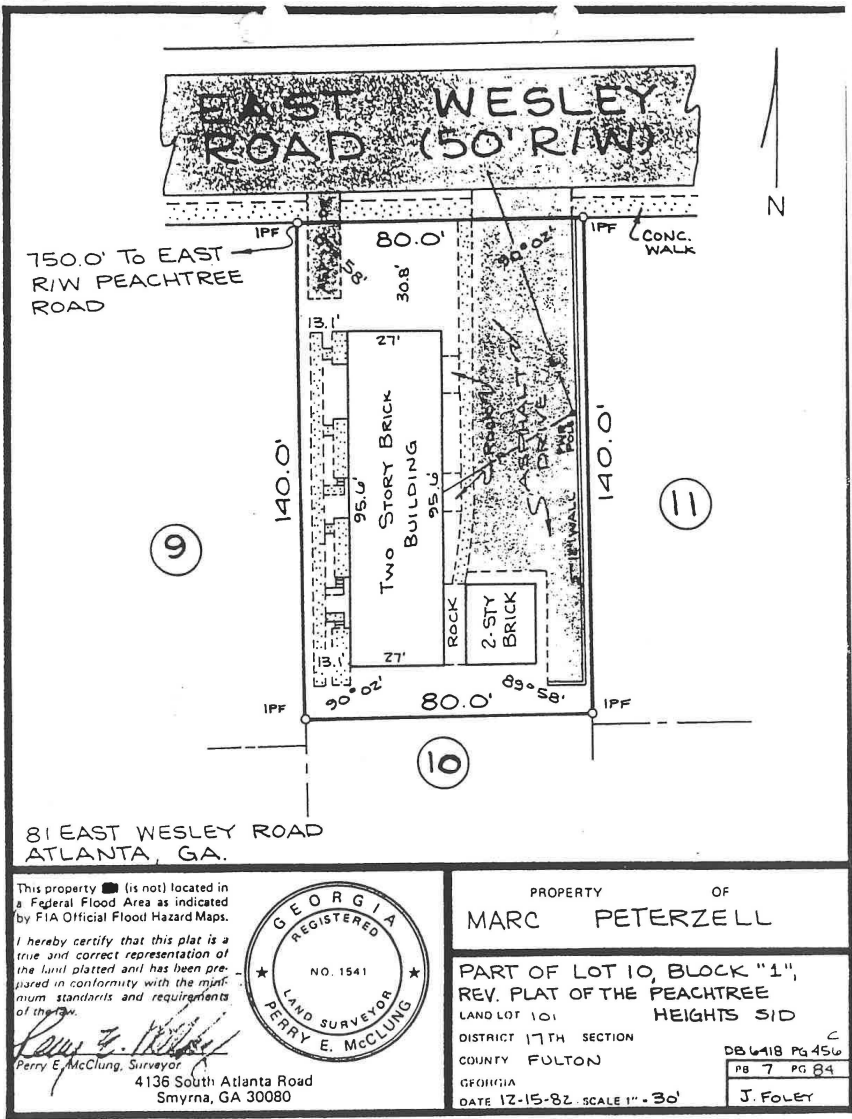
Moments from Peachtree Road



Buckhead/Historic Garden Hills

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