



3 Luker Circle, Selma, AL

Property Information

Asking Price	\$474,900	County	Dallas County
Property Type:	Multi family	Subdivision	
Total units	18	Construction	Brick/Frame
Total bedrooms	54	Roof	Asphalt Shingle
Total bathrooms	29.5	Water source	City water
Building size	25371	Water disposal	Sewer
Lot size	8.91 acres	Heating	Central
Year built	1965	Cooling	Central

Property Description

INSANE OPPORTUNITY!!! Don't miss this unbeatable investment. 15 homes and a triplex on 9 acres, total of 18 units. Solid brick high quality construction, beautiful terrazzo floor on every house! Separate electric, water and trash meters, tenants pay all utilities. Central heat and air. City water and sewer. PROPERTY WILL GENERATE A 17%+ NET RETURN ON INVESTMENT!!! OVER \$100K IN VALUE ADD!!! Do not miss out on this opportunity!!! Property management and financing is available.



Property Financial Summary

Asking price	\$474,900	Type	Proforma
Estimated rehab	\$50,000	After repair value	\$624,900
Total investment	\$524,900	Potential profit	\$100,000
Gross income (annually)	\$136,200	Gross income (monthly)	\$11,350
Operating expenses (annually)	\$44,802	Operating expenses (monthly)	\$3,734
Net income (annually)	\$91,398	Net income (monthly)	\$7,616
Gross return	25.95%	Net return	17.41%

