

High-Yield Investment – Fully Rented Duplexes & Triplexes – 11% Cap Rate!

Seize this prime investment opportunity in a high-demand college town facing a housing shortage! These fully leased, fully furnished duplexes and triplexes generate exceptional cash flow with an 11% cap rate and zero monthly rent collection hassle.

Strong Rental Income:

- Duplexes – Each unit is 3 bed, 2 bath (total 6 beds, 4 baths per duplex) – \$3,500/month rental income
- Triplexes – Each unit is 3 bed, 2 bath (total 9 beds, 6 baths per triplex) – \$5,250/month rental income

Why This is a Smart Investment:

- ✓ No Monthly Rent Collection – Students pay lump sum each semester.
- ✓ Owner Pays No Utilities – Tenants cover all utilities.
- ✓ Fully Furnished – Modern, student-friendly setups (furniture package sold separately via bill of sale).
- ✓ Guaranteed Tenant Demand – Located near campus in a tight housing market.
- ✓ Turnkey & Cash Flowing – 100% occupancy with leases in place.

Available Properties:

- ◆ 4 Duplexes – \$297K each
- ◆ 4 Triplexes – \$445K each

Viewing Requirements:

- ◆ Mortgage pre-approval required prior to viewing.
- ◆ Contact listing agent at (510) 776-5325 for an appointment.
- ◆ 48-hour notice required for showings.

Don't miss out on this rare, high-yield, low-maintenance investment! Call today for financials and details.