



Executive Summary

Turnkey, fully occupied mixed-use property offering immediate cash flow and future upside. This unique asset features **five spacious 3-bedroom, 1-bath residential units** plus a well-established **salon totaling approximately 2,300 square feet**, creating a strong and diversified income stream.

One of the residential units has been completely remodeled, while the remaining units are well-maintained and in solid condition. The first-floor apartment and the salon both feature central air and heat for added tenant comfort. The four upper-level units are equipped with window A/C units and baseboard heating.

Current gross rents total **\$6,500 per month (\$78,000 annually)** with additional value-add potential through a possible studio/efficiency conversion. Recent updates include improvements to the **water heater, windows, and siding**, helping reduce future capital expenditure concerns.

Ideally located near Greenon Schools, WPAFB, dining, and everyday conveniences, this property combines stability, location, and growth potential — a compelling addition to any investment portfolio.