



S A B R I N A B R A Z L E

**Property Details:**

2.450 sqft

Built in 2000

Renovated in 2020

Located in Overton County, inside of Livingston city limits

30+ parking spaces

Lot Size: 0.80 acres

Electric, public water, sewer, and natural gas installed at property

Distance to Livingston Square: 0.6 miles

**Rents:**

\*Projected Gross Operating Income: \$29,400

\*Projected Monthly Rent: \$1.00/sqft

**Expenses:**

Property taxes: \$1,698.55/year

Insurance: \$2,000/year

Average Electric: \$2,100/year

Average Water + Natural Gas: \$1,200/year

Maintenance: \$2,000/year

Approximate Managing Costs: \$2,940 (Approximate)

**Specifics:**

Net Operating Income: \$17,461.45

List Price: \$285,000

Capitalization Rate: 6.1%



# Sabrina Brazle

Broker | REALTOR® | SFR® | Certified Listing Professional

**C: (931) 319-3812**

**O: (931) 520-7750**

**sabrina@sabrinabrazle.com**

**www.sabrinabrazle.com**

