



OFFERING SUMMARY

Sale Price:	\$1,599,000
Building Size:	5,561 SF
Lot Size:	0.15 Acres
Year Built:	1994/1950
Number of Units:	7
Price / Unit:	\$228,429
Price / SF:	\$287.54
Current Cap Rate:	5.8%
Current NOI:	\$92,676
Pro Forma Cap Rate:	6.4%
Pro Forma NOI:	\$102,297
Renovated:	1994

PROPERTY HIGHLIGHTS

- Attractive Unit Mix of 5 Two-Bedroom Townhomes, and 2 Two-Bedroom Flats.
- 1994 Redevelopment: Four New Units Added and the Existing Three-Unit Building Fully Renovated, Creating a Cohesive Seven-Unit Community.
- Buildings Feature Durable Stucco Exterior, Pitched Composition Roof, Dual Pane Window, and Central Heating and Air.
- Excellent Downtown Location, Close to Parks, Restaurants, Golden 1 Center, and the Capitol.
- Tenant-Friendly Amenities Including On-Site Laundry and Off-Street Parking.
- All HVAC's Have Been Replaced Since 2020.

UNIT TYPE	COUNT	SIZE (SF)
2BD/1BA	2	800
2BD/1BA Townhome	5	825
TOTALS/AVERAGES	7	5,725