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Deep Creek – Nearly Completed 8 Unit Multifamily Complex



A rare opportunity to acquire a nearly completed 8 unit multifamily project in the highly desirable Deep Creek community. Perfect for investors, 1031 buyers, or builder developers seeking a high demand rental asset with strong long term upside.

Property Highlights

Asking Price:	\$1,800,000
Units:	Eight (8) × 2 Bed / 1 Bath
Unit Size:	Approx. 1,083 sq ft each
Projected Rent:	\$1,600/mo per unit
Construction:	Block, impact windows, tile flooring
Utilities:	Individually metered water & electric



Projected Financials (Estimated)

Gross Scheduled Rent: \$153,600

Vacancy (4%): -\$6,144

EGI: \$147,456

Estimated Operating Expenses:

- Property Taxes: \$23,750
- Insurance: \$15,000
- Landscaping: \$2,400
- R&M; (5%): \$7,680
- Management (8%): \$12,288
- Reserves: \$1,500

Total Expenses: \$62,618

Projected NOI: \$84,838

Estimated Cap Rate: 4.71%



Remaining Construction Items

- Attic Insulation – \$12,000
- Attic Trim – \$1,600
- Floating Shelves – \$1,000
- Closet Shelving – \$1,000
- Utility Fees – \$55,000
- Impact / Assessment Fees – \$30,000
- Paint / Trim / Doors – \$25,000
- Hardware Install – \$1,000
- Window Screens – Remaining
- Fire Sprinkler – \$850
- Site Utilities – \$90,000
- Parking & Dumpster Pad – \$80,000
- Landscaping – \$15,000
- Signage/Mailbox – \$3,000



Contact Information

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