

444 - 488 Angella St Dubuque, IA

> SAMM ARENDS, REALTOR 319-329-2674 SammArends@Realty87.com Licensed in the State of Iowa



# PROPERTY FEATURES

### **TOTAL UNITS**: 45

- (20) Efficiency Units
- (24) One-Bedroom Units
- (1) Large One-Bedroom (Gas & Electric Paid by Landlord)

#### **TENANT PAID UTILITES:**

- Gas
- Electric

#### LANDLORD PAID UTILITES:

- Water
- Sewer
- Trash

# **LOCATION HIGHLIGHTS**

- Convenient Dubuque location with nearby amenities
- Strong rental demand
- Close to school, retail and public transportation

# FINANCIAL SNAPSHOT

#### **CURRENT RENTS:**

- Efficiency Units \$550/month
- One-Bedroom Units \$645/month

#### **VALUE ADD POTENTIAL:**

- Continued lease-up and stabilized rent growth will increase NOI and overall asset value
- Built out laundry room (no machines), with stubbed in plumbing and electric

# **RECENT RENOVATIONS**

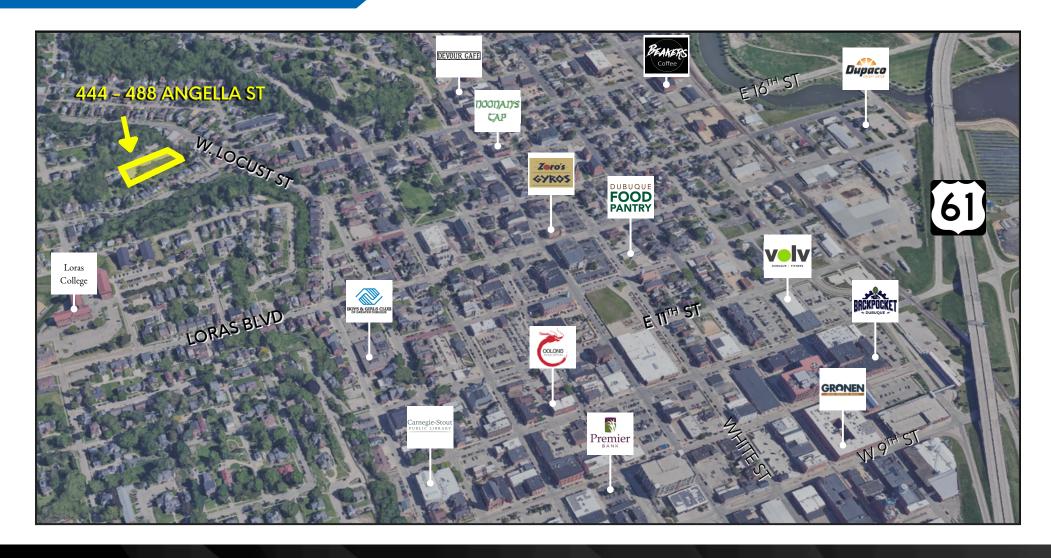
- New appliances
- New PTAC heating and cooling units
- New flooring, paint and fixtures
- Several new kitchens (cabinets and countertops)
- Electrical upgrades: fuse boxes replaced with breakers
- 41 of 45 units fully rehabbed

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# **AERIAL**



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