

241 SE Missouri 13 Business, Warrensburg, MO 64093

\$1,695,000

Apartment Structures

Multi Family with Excellent ROi



Listing Added: Today Listing Updated: Today

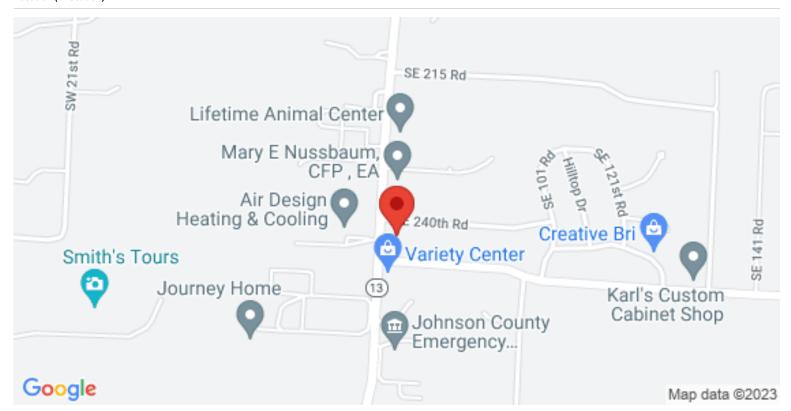
Details

Asking Price	\$1,695,000	Property Type	Multifamily
Subtype	Apartment Building	Investment Type	Stabilized
Investment Sub Type	Value Add	Class	С
Cap Rate	10.32%	Occupancy	95%
NOI	\$175,000	Units	28
Year Built	1980	Year Renovated	2021
Buildings	7	Stories	2
Lot Size (acres)	1.5	Parking (per unit)	28
Price/Unit	\$60,535.71	Ground Lease	Yes
Sale Condition	For sale by owner		

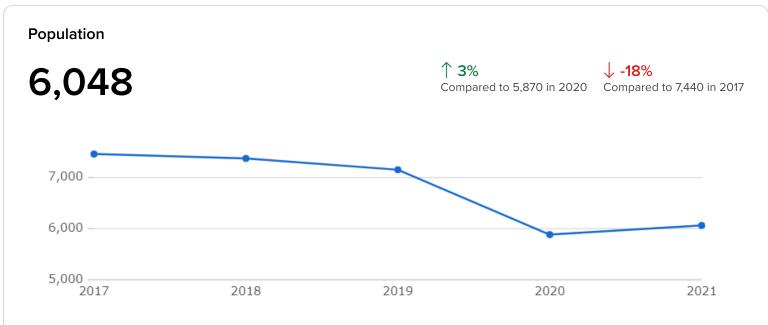
Marketing Description

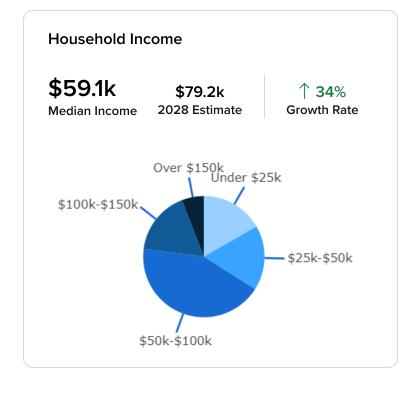
28 Unit Complex just south of Central Missouri University in Warrensburg Mo! 14 two bedrooms renting at \$575/month and 14 one bedroom apartments renting at \$475/month. Many upgrades in the last 4 years including New Roofs, New Asphalt in Parking Areas, Paint, Guttering, Many units have been remodeled and some HVAC has been upgraded as well. Owner/Agent.

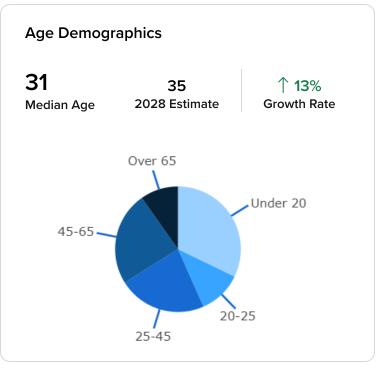
Location (1 Location)











Number of Employees

4,805

Top Employment Categories

Management, business, science, and arts occupations

Educational services, and health care and social assistance

Retail trade

Arts, entertainment, and recreation, and accommodation and food services

Manufacturing

Professional, scientific, and management, and administrative, and waste management services

Other services, except public administration

Transportation and warehousing, and utilities

Wholesale trade

Finance and insurance, and real estate, and rental and leasing

Construction

Public administration

Information

Agriculture

Housing Occupancy Ratio

10:1

9:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:2

1:2 predicted by 2028

Renters

Homeowner