

FOR SALE: MULTIFAMILY APARTMENT - 8 UNITS

\$1,345,000

217 Chestnut Grand Forks, ND 58201



DUANE WAGES JR

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2023 EXPENSES

TAXES (23')	\$11,136.17
HOUSE ELECTRICAL	\$512.85
HOUSE W/S/G	\$4,077.84
INSURANCE	\$7,474.20
SNOW/LAWN	\$2,400.00
VACANCY 6%	\$6,000.00
MGMT 6%	\$6,000.00
TOTAL	\$37,601.06

CURRENT INCOME

100% OCCUPIED

GROSS RENT: \$124,320.00

PROPERTY IMPROVEMENTS

- Tuckpoint repairs where needed on exterior brick.
- New deck system.
- Central air added in all units.
- Landscape in front of deck area.



UNIT MIX & DESCRIPTION

Unit	SF	Updates	Rent
217 - 3B/1.5BA 1ST FLOOR 2ND FLOOR BASEMENT*	600 600 300 1500	<ul style="list-style-type: none"> • New flooring throughout • Updated electric • Sheetrock repair and paint throughout • Added ½ Bath • New Cabinets • Opened wall from kitchen to dining 	\$1,330
219 - 3B/1.5BA 1ST FLOOR 2ND FLOOR BASEMENT*	620 620 570 1810	<ul style="list-style-type: none"> • New flooring throughout • Updated electric • Sheetrock repair and paint throughout • Added ½ Bath • New Cabinets • Opened wall from kitchen to dining 	\$1,230
221 - 3B/1BA 1ST FLOOR 2ND FLOOR BASEMENT*	545 545 300 1390	<ul style="list-style-type: none"> • New flooring throughout • Updated electric • Sheetrock repair and paint throughout • Refinished existing cabinets 	\$1,095
223 - 3B/1BA 1ST FLOOR 2ND FLOOR BASEMENT*	630 630 630 1890	<ul style="list-style-type: none"> • New flooring Upstairs / Refinished Harwood Main • Updated electric • Sheetrock repair and paint throughout • New Cabinets 	\$1,395

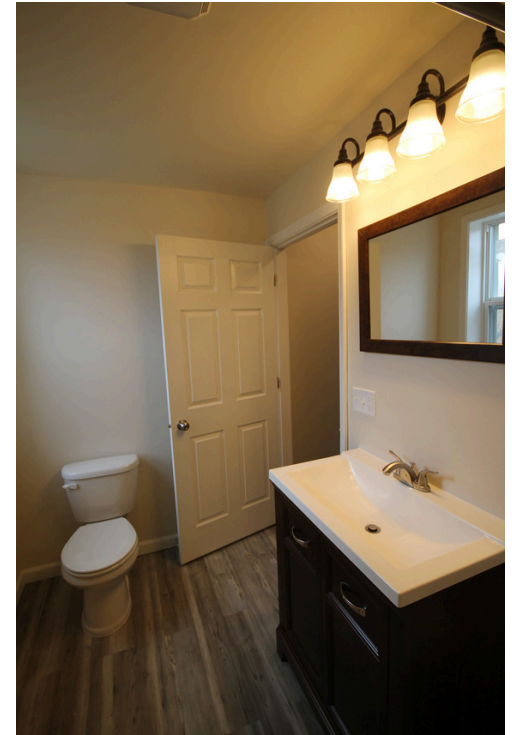
*UNFINISHED BASEMENTS

UNIT MIX & DESCRIPTION

Unit	SF	Updates	Rent
322 - 3B/1.5BA 1ST FLOOR 2ND FLOOR BASEMENT*	630 630 300 1560	<ul style="list-style-type: none"> • New flooring throughout • Updated electric • Sheetrock repair and paint throughout • Added ½ Bath • New Cabinets • Opened wall from kitchen to dining 	\$1,295
320 - 3B/1BA 1ST FLOOR 2ND FLOOR BASEMENT*	630 630 300 1560	<ul style="list-style-type: none"> • Refinished Hardwood main and upper • Updated electric • Sheetrock repair and paint throughout • Refinished Kitchen Cabinets 	\$1,295
318 - 3B/1.5BA 1ST FLOOR 2ND FLOOR BASEMENT*	630 630 630 1890	<ul style="list-style-type: none"> • New flooring throughout • Updated electric • Sheetrock repair and paint throughout • New Cabinets • Opened Wall from Kitchen to dining • Added ½ Bath 	\$1,230
316 - 3B/1BA 1ST FLOOR 2ND FLOOR BASEMENT*	620 620 300 1540	<ul style="list-style-type: none"> • New flooring upstairs / Existing Hardwood Main • Updated electric • Sheetrock repair and paint throughout • Refinished Kitchen Cabinets 	\$1,295

*UNFINISHED BASEMENTS

UNIT 217



UNIT 322

