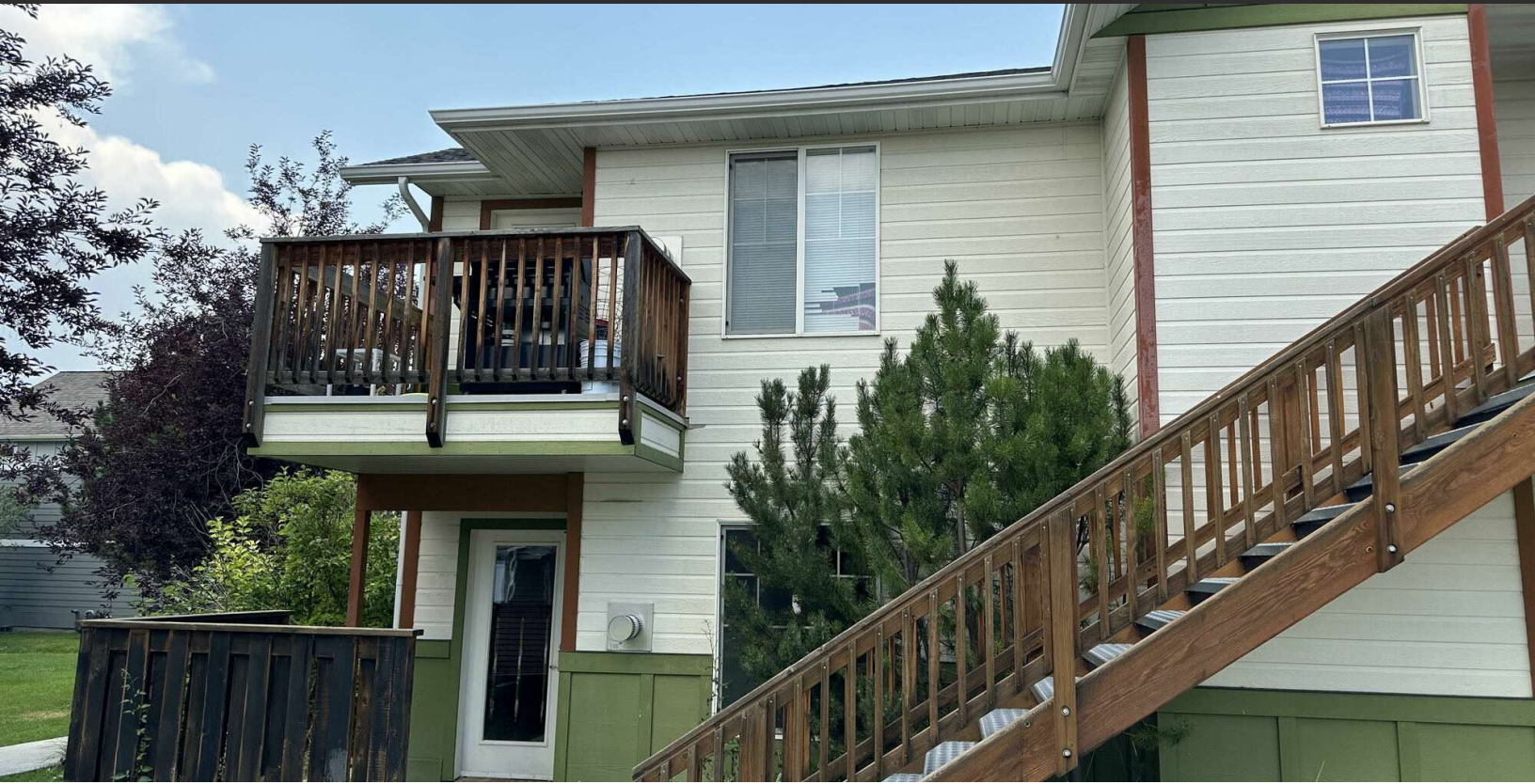


MULTIFAMILY INVESTMENT OPPORTUNITY IN BOZEMAN

(2) UNITS AVAILABLE

1096 LONGBOW LANE | UNITS 2F & 2G BOZEMAN, MT 59718

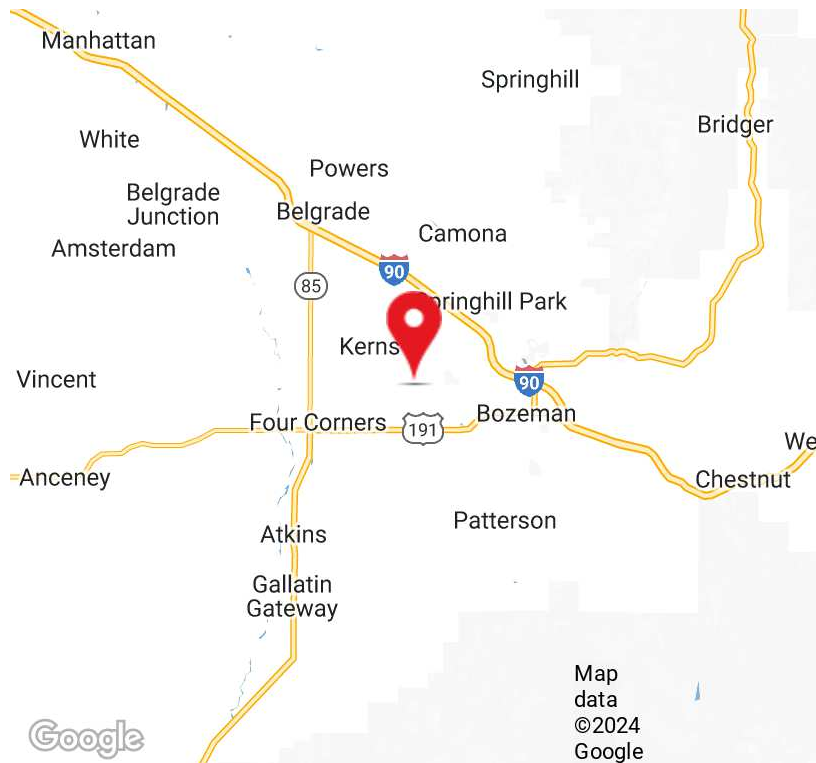
FOR SALE



SALE PRICE \$769,000

PROPERTY HIGHLIGHTS

- (2) Multifamily Units Available for Purchase (Unit 2F & 2G)
- Great Investment Opportunity - Unit 2F Currently Income Producing with Same Tenants for 15 Years
- Both Units Include: 1,328 SF with 3 Beds, 2 Baths, Master Suites with Walk-In Closets, Dining Area, Living Room, Kitchen, Laundry Area, Gas Fireplace, & Central AC
- Beautiful Mountain Views From Balcony
- One Car Detached Garage Included Per Unit
- Community Includes: Park, Playground, Sidewalks, & Trail System
- HOA - \$145 / Month / Unit | Covers Garbage, Lawn Care, Snow Removal, Water and/or Sewer
- Additional Option to Purchase Separately as Primary Residence or Investment
- Outstanding Location Close to Commercial Businesses, Services, and Schools
- Financials Available Upon Request
- *Some Images Have Been Virtually Staged to Showcase the Intended



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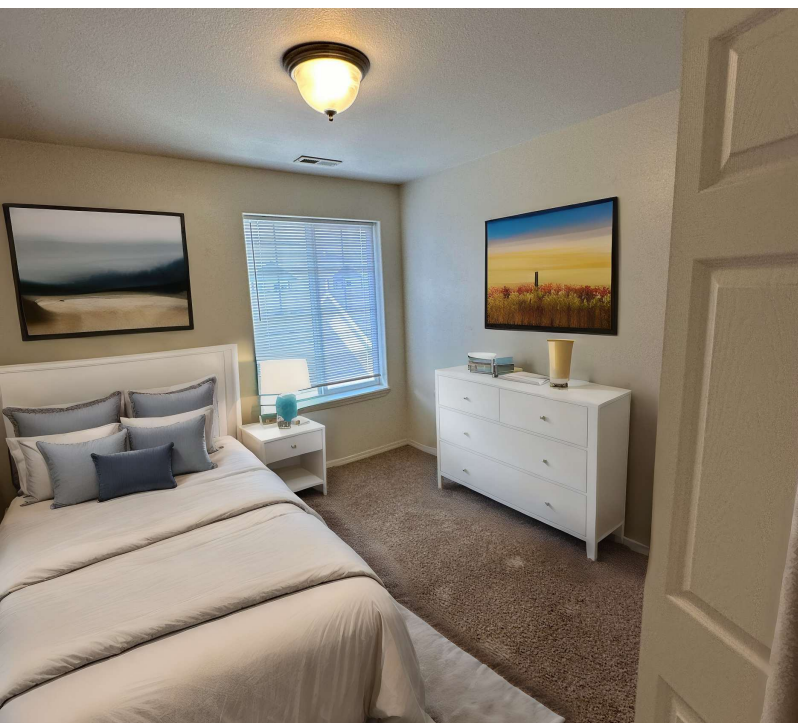
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ADDITIONAL PHOTOS



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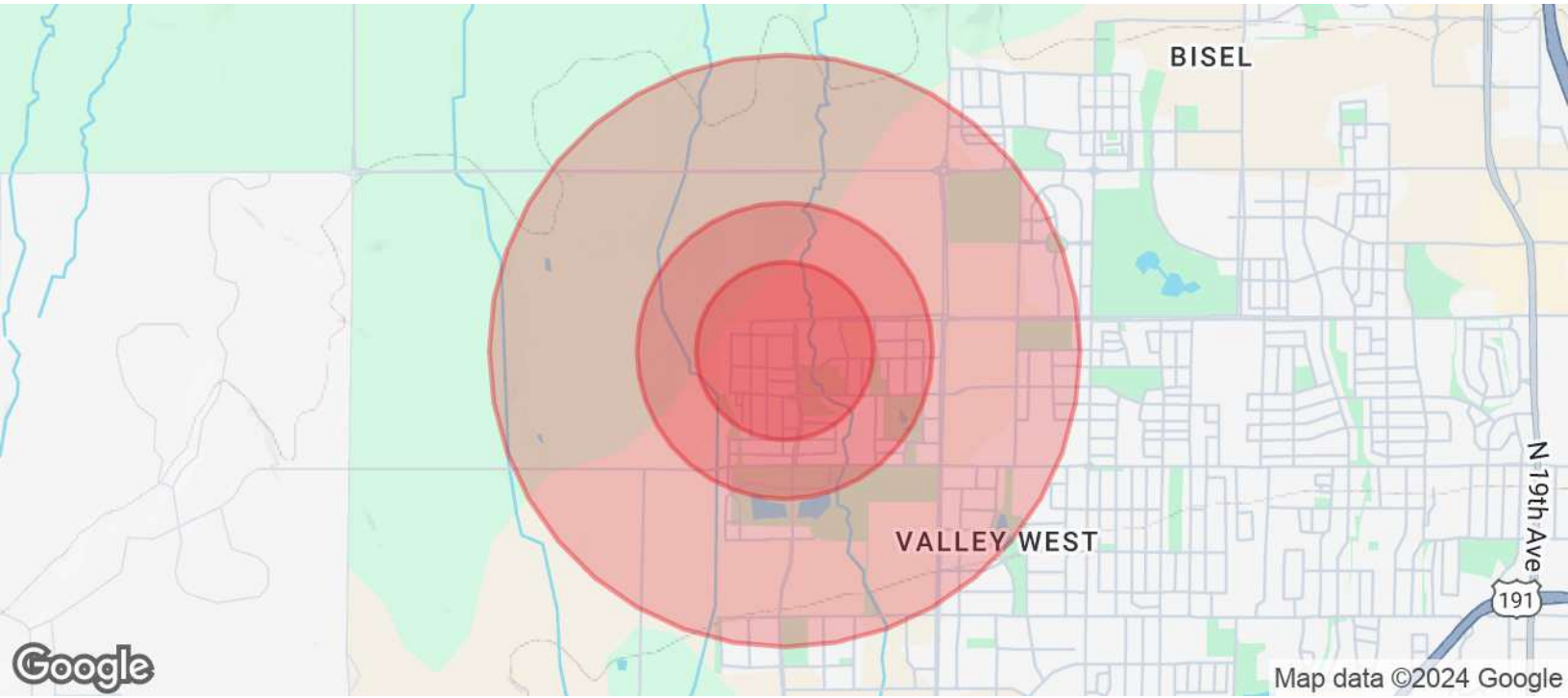
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,164	2,798	4,472
Average Age	32	32	33
Average Age (Male)	30	31	32
Average Age (Female)	33	34	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	472	1,140	1,820
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$112,050	\$117,390	\$114,841
Average House Value	\$532,588	\$555,622	\$561,829

Demographics data derived from AlphaMap

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