

EXECUTIVE SUMMARY

4-UNIT APARTMENT FOR SALE

**OFFERING SUMMARY**

Sale Price:	\$450,000
Number Of Units:	4
Cap Rate:	7.22%
NOI:	\$32,469
Lot Size:	0.41 Acres
Year Built:	1974
Building Size:	3,672
Zoning:	M1
Price / SF:	\$122.55

PROPERTY OVERVIEW

4-Unit Apartment building located on a cul-de-sac features 2 Apartments that are fully REMODELED. (2) - 2-Bed & (2) 1-Bed apartments. Onsite & Street parking. Common Area has 1 Washing Machine and 1 Dryer.

LOCATION OVERVIEW

Located less than 2-Miles from I-94 and SR-249. A few miles from Bass Pro Shop, Starbucks, Longhorn Steakhouse and Taco Bell.

PROPERTY HIGHLIGHTS

- 2 Updated Apartments
- 1 Washer & 1 Dryer
- Low Taxes

MIKE LARSON

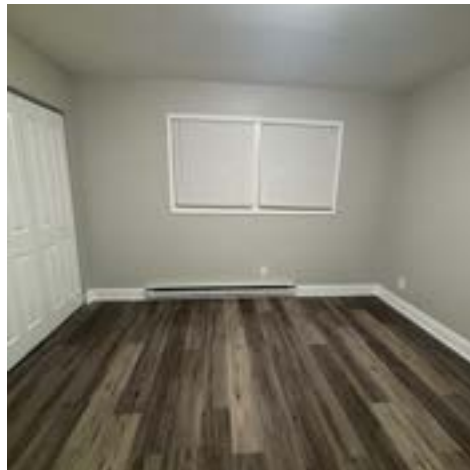
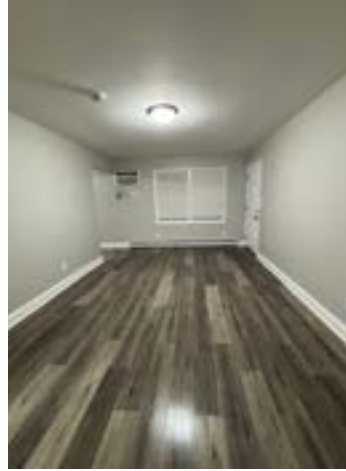
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ADDITIONAL PHOTOS

4-UNIT APARTMENT FOR SALE



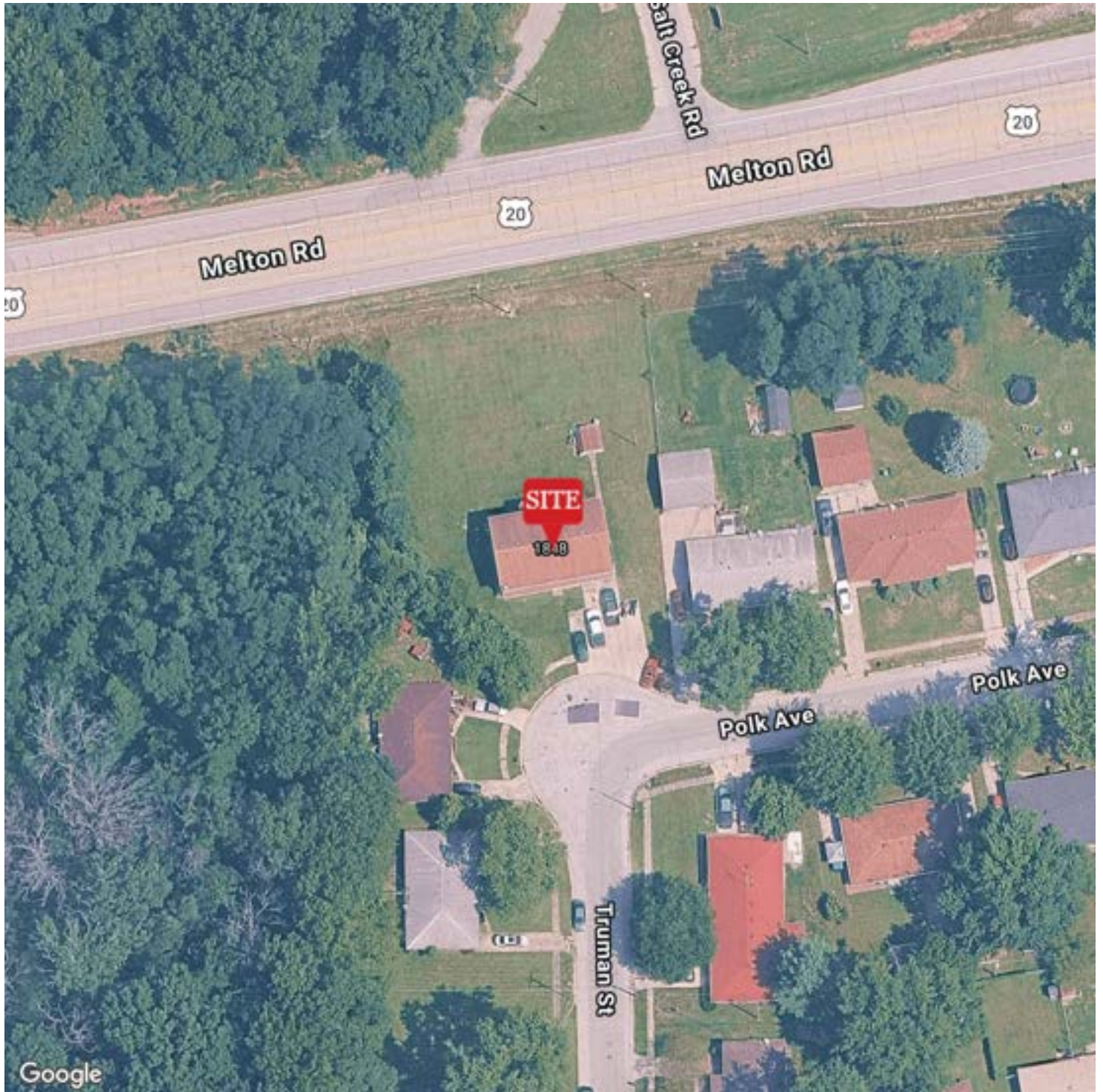
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RETAILER MAP

4-UNIT APARTMENT FOR SALE



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RENT ROLL

4-UNIT APARTMENT FOR SALE

SUITE	BEDROOMS	BATHROOMS	RENT	LEASE START	LEASE END
1	2	1	\$1,125	9/26/23	9/30/26
2	1	1	\$1,090	7/1/25	6/30/26
3	1	1	\$1,050	12/1/19	11/30/26
4	2	1	\$1,285	4/25/25	4/30/27
TOTALS			\$4,550		
AVERAGES			\$1,138		

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INCOME & EXPENSES

4-UNIT APARTMENT FOR SALE

INCOME SUMMARY

Rent (Proforma)	\$53,040
Pet Income	\$600
Utility Income	\$960
Vacancy Cost	(\$2,652)

GROSS INCOME	\$51,948
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EXPENSES SUMMARY

Real Estate Taxes (25 pay 26)	\$7,270
Insurance	\$1,774
Water	\$6,919
Electric	\$2,015
Lawn	\$1,150
Fire Extinguisher Inspection	\$95
Repairs	\$255

OPERATING EXPENSES	\$19,478
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NET OPERATING INCOME	\$32,470
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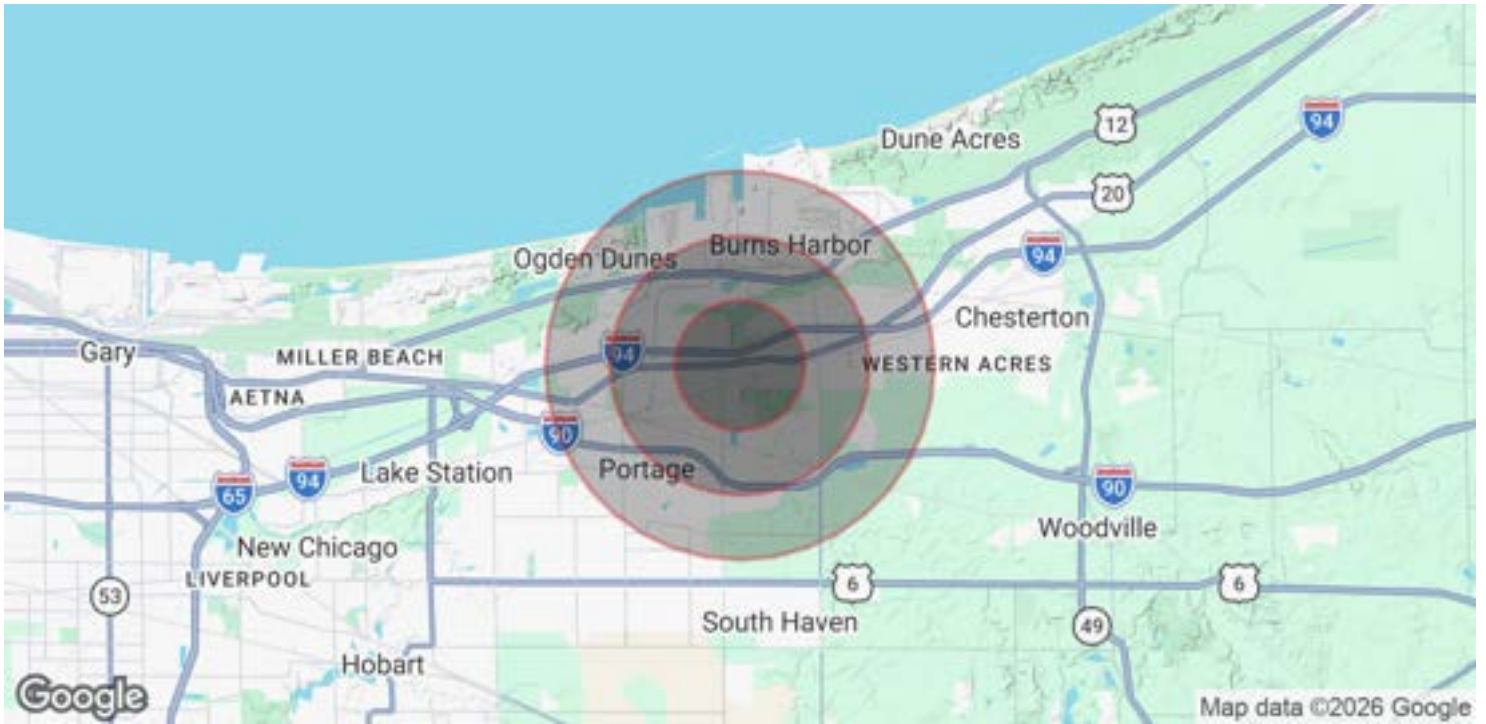
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DEMOGRAPHICS MAP & REPORT

MULTIFAMILY PROPERTY FOR SALE



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,822	12,778	26,033
Average Age	39.4	39.2	38.6
Average Age (Male)	39.8	37.1	37.9
Average Age (Female)	40.1	40.3	38.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,579	4,861	9,891
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$90,800	\$96,502	\$97,262
Average House Value	\$239,468	\$259,197	\$261,275

2023 American Community Survey (ACS)

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