



**607 South Mobile Street, Linden, AL**

## Property Information

Asking Price	\$299,900	County	Marengo County
Property Type:	Multi family	Subdivision	ABBOTT ADD
Total units	8	Construction	Brick/Frame
Total bedrooms	8	Roof	Metal
Total bathrooms	8	Water source	City water
Building size	7728	Water disposal	Sewer
Lot size	0.72 acres	Heating	Central
Year built	1976	Cooling	Central

## Property Description

GREAT APARTMENTS!!! 8 units. Townhomes. Each unit is 2bed/1bath. Separate electric meters. City water and sewer. Central heat and air. All brick, metal roofs. Washer and dryer hookups in every unit. Located in beautiful Marengo County, AL!!! PROPERTY WILL GENERATE A 16%+ NET RETURN ON INVESTMENT!! OVER \$70k IN VALUE ADD!!! This is a very simple and straight forward investment property with tons of potential. Units are renting for \$800/month each. Professional property management and financing is available!!!





## Property Financial Summary

Asking price	\$299,900	Type	Proforma
Estimated rehab	\$30,000	After repair value	\$399,900
Total investment	\$329,900	Potential profit	\$70,000
Gross income (annually)	\$76,800	Gross income (monthly)	\$6,400
Operating expenses (annually)	\$21,640	Operating expenses (monthly)	\$1,803
Net income (annually)	\$55,160	Net income (monthly)	\$4,597
Gross return	23.28%	Net return	16.72%

