

PROPERTY DESCRIPTION

Great income producing quadplex. Fully occupied with value to be added on the rent roll! Well built brick structure with metal roof. Several new water heaters and HVAC units recently replaced. Great small investment with stable returns and a history of high occupancy!

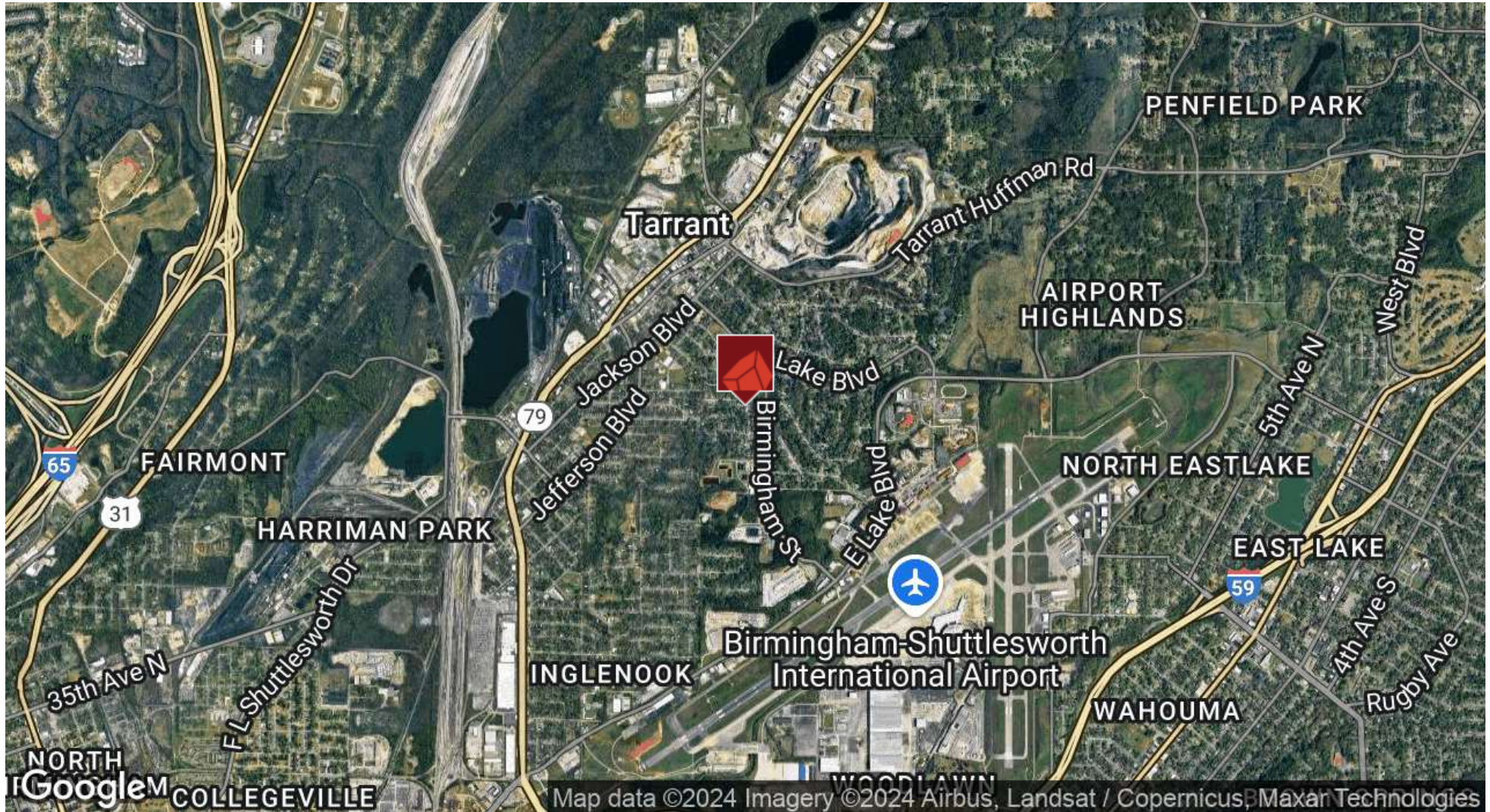
PROPERTY HIGHLIGHTS

- Historically high occupancy
- Great value-add opportunity on rental rate increase
- Well-built quadplex with brick siding and metal roof
- Fully Occupied!

OFFERING SUMMARY

Sale Price:	\$175,000
Number of Units:	4
Building Size:	2,900 SF
NOI:	\$16,000.00
Cap Rate:	9.14%

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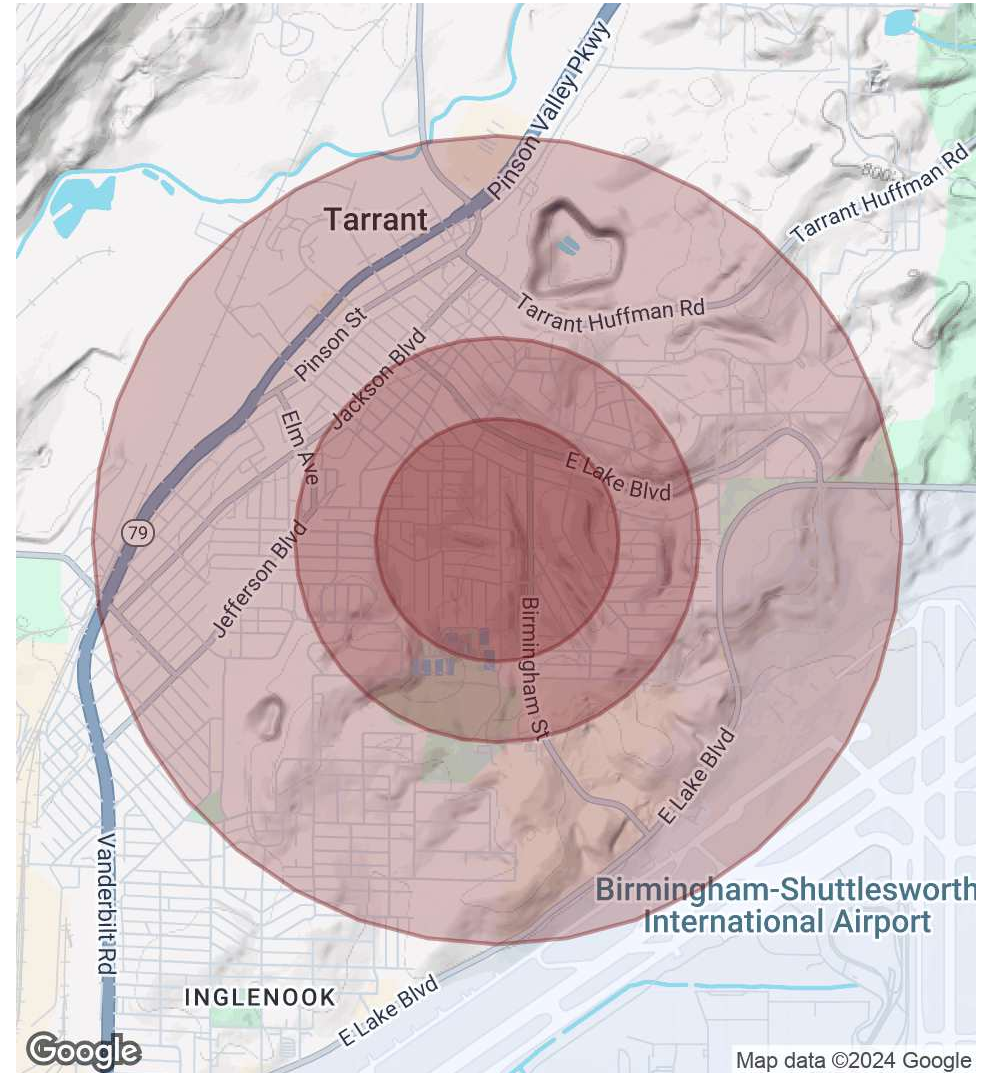


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	987	2,504	5,958
Average Age	34	35	38
Average Age (Male)	33	34	36
Average Age (Female)	36	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	354	901	2,260
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$66,162	\$65,797	\$58,139
Average House Value	\$113,982	\$126,547	\$128,226

Demographics data derived from AlphaMap



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