



INVESTMENT SALES TEAM

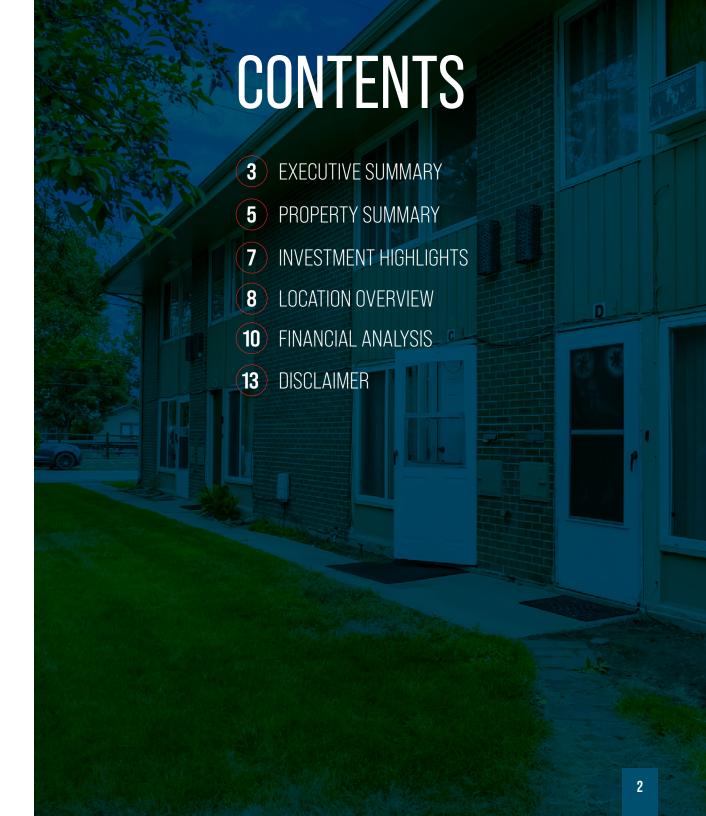


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OUR OFFICE

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PROPERTY DETAILS

OFFERING PRICE	\$2,700,000
BUILDING SIZE	11,184 Sq Ft (3,728 per)
LOT SIZE (ACRES)	0.92
PROPERTY TYPE	Low rise/Garden
UNITS	12
YEAR BUILT	1961
CONSTRUCTION TYPE	Masonry
COUNTY	Jefferson County
PARCEL ID / APN	39-154-04-141-143
PARKING	2:1 Off street



















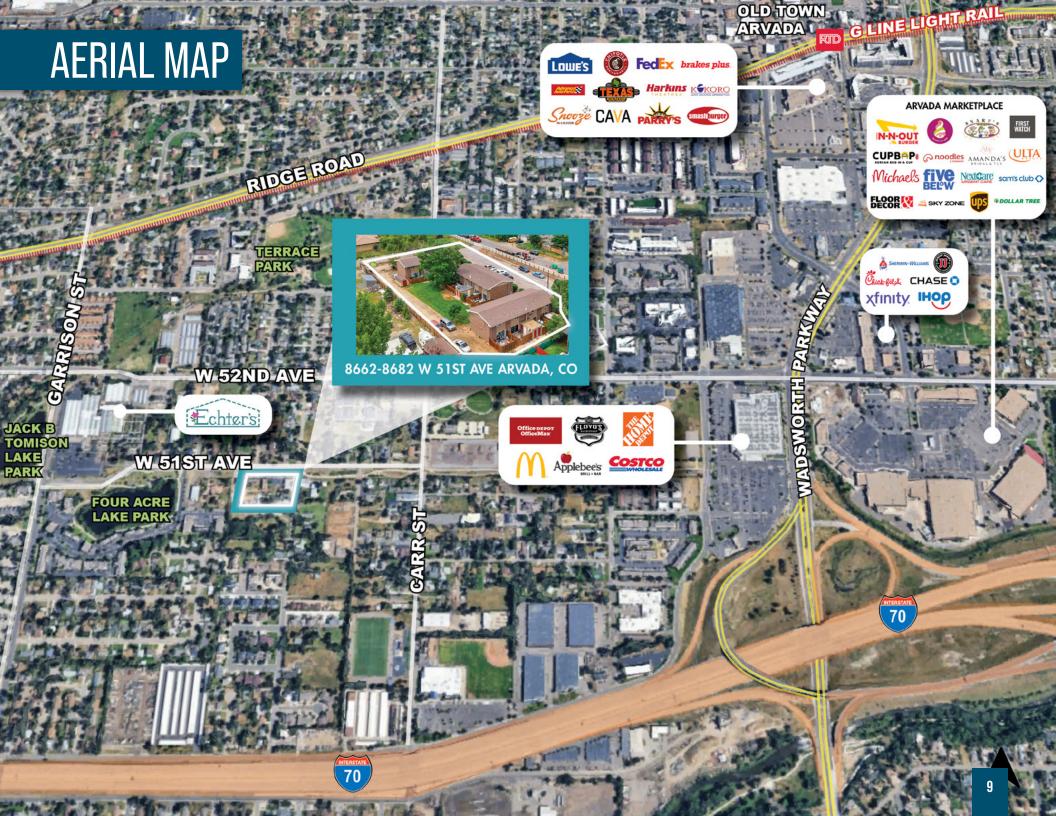














FINANCIAL ANALYSIS

# of Units	Unit Mix	Estimated SF	Average Rent/ Unit Actual	Rent/SF Actual	Average Rent/ Unit Proforma	Rent/SF Proforma	Gross Income Actual	Gross Income Proforma
12	2Br/1Ba	900	\$1,640	\$1.82	\$1,750	\$1.94	\$236,160	\$252,000
INCOME							Current	Pro Forma
Gross Rei	ntal Income						\$236,160	\$252,000
Vacancy A	Allowance				5%	5%	\$(11,808)	\$(12,600)
EFFECTIV	E GROSS INC	OME					\$224,352	\$239,400
Other In	come							
Laundr	y:						\$4,200	\$4,200
RUBS:							\$10,260	\$13,680
GROSS O	PERATING IN	NCOME					\$238,812	\$257,280
EXPENSE	S						Actual	Proforma
Property	Tax (2024):						\$12,153	\$12,153
Property	Insurance:						\$16,293	\$15,098
Utilities:							\$19,547	\$19,547
Trash:							\$3,393	\$3,393
Repairs 8	، Maintenanc	e:					\$10,800	\$10,800
Managen	nent:						\$14,329	\$18,010
Misc:							\$ -	\$1,200
TOTAL EX	(PENSES						\$76,515	\$79,001
Expenses	per Unit						\$6,376	\$6,583
NET OPE	RATING INC	ОМЕ					\$162,297	\$178,279

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate.

PRICING SUMMARY

INVESTMENT SUMMARY		
Price:	\$2,700,000	
Price/Unit:	\$225,000	
Price/SF:	\$241.42	
Current Cap Rate:	6.01%	

PROPOSED FINANCING		
Loan Amount:	\$1,890,000	
Down Payment:	\$810,000	
Interest Rate:	6.00%	
Amortization:	Interest Only	

\$162,297
\$113,400
\$48,897
\$0
6.00%

VALUE INDICATORS	
CAP Rate	6.01%
Price/Unit	\$225,000
Price/SF	\$241.42
Cash-on-Cash	6.04%

PROFORMA	
CASH FLOW INDICATORS	
Net Operating Income	\$178,279
Debt Service	\$113,400
Net Cash Flow	\$64,879
Principal Reduction	\$0
Total Return	8.00%

VALUE INDICATORS	
CAP Rate	6.60%
Price/Unit	\$225,000
Price/SF	\$241.42
Cash-on-Cash	8.01%



DISCLAIMER

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