

## EXECUTIVE SUMMARY

## 6-UNIT APARTMENT FOR SALE

**OFFERING SUMMARY**

Sale Price:	\$875,000
Number Of Units:	6
Cap Rate:	6.2%
NOI:	\$54,209
Lot Size:	0.14 Acres
Year Built:	1965
Building Size:	4,050
Zoning:	R-1U
Price / SF:	\$216.05

**PROPERTY OVERVIEW**

This is a 6-Unit Apartments building featuring 90 percent BRICK exterior and (6) 1-Bed apartments with a common Laundry Room. 3 of the 6 apartments have been fully Remodeled and Updated Flooring, Light Fixtures, Plumbing Fixtures, Stainless Steel kitchen appliances and GRANITE countertops. Baseboard heat and individual air conditioning units in each apartment. Contact agent for more info.

**LOCATION OVERVIEW**

Located a few blocks from Calumet Avenue and 1-Mile from Interstate 80/94. The property sits at the corner of 169th Street and Howard Avenue.

**PROPERTY HIGHLIGHTS**

- 100% Occupied!
- 3 of 6 Apartments Remodeled!

**MIKE LARSON**

219.836.4740 x107  
mike@divcommercial.com

1846 45th Avenue  
Munster, IN 46321  
F: 219.836.4911  
divcommercial.com



# ADDITIONAL PHOTOS

## 6-UNIT APARTMENT FOR SALE



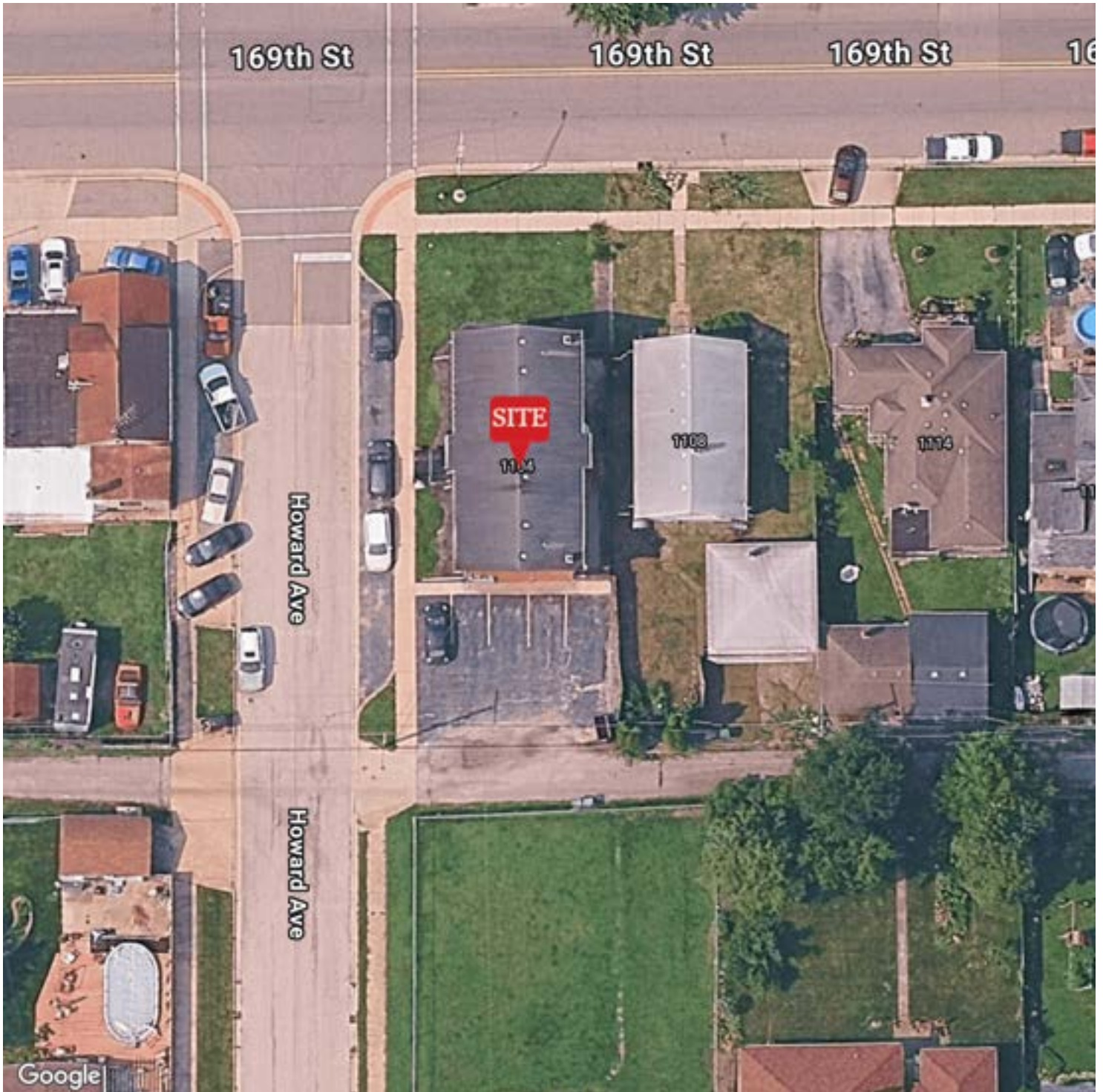
**MIKE LARSON**  
219.836.4740 x107  
mike@divcommercial.com

1846 45th Avenue  
Munster, IN 46321  
F: 219.836.4911  
divcommercial.com



# RETAILER MAP

6-UNIT APARTMENT FOR SALE



**MIKE LARSON**  
219.836.4740 x107  
mike@divcommercial.com

1846 45th Avenue  
Munster, IN 46321  
F: 219.836.4911  
divcommercial.com



## RENT ROLL

6-UNIT APARTMENT FOR SALE

SUITE	BEDROOMS	BATHROOMS	RENT	LEASE START	LEASE END
1	1	1	\$1,150	12/29/25	12/31/26
2	1	1	\$900	9/13/22	8/31/26
3	1	1	\$900	11/17/22	2/28/27
4	1	1	\$1,100	12/1/25	11/30/26
5	1	1	\$1,135	11/1/24	10/31/26
6	1	1	\$950	4/1/22	5/31/26
<b>TOTALS</b>			<b>\$6,135</b>		
<b>AVERAGES</b>			<b>\$1,023</b>		

**MIKE LARSON**  
 219.836.4740 x107  
 mike@divcommercial.com

1846 45th Avenue  
 Munster, IN 46321  
 F: 219.836.4911  
 divcommercial.com



# INCOME & EXPENSES

## 6-UNIT APARTMENT FOR SALE

### INCOME SUMMARY

Rent (Pro Forma)	\$72,420
Pet Fees (Actual)	\$1,200
Laundry Income (Actual)	\$478

<b>GROSS INCOME</b>	<b>\$74,098</b>
---------------------	-----------------

### EXPENSES SUMMARY

Taxes (24 pay 25)	\$12,698
Insurance	\$2,476
Garbage	\$790
Lawn	\$900
Utilities	\$2,424
Snow	\$600

<b>OPERATING EXPENSES</b>	<b>\$19,889</b>
---------------------------	-----------------

<b>NET OPERATING INCOME</b>	<b>\$54,209</b>
-----------------------------	-----------------

#### MIKE LARSON

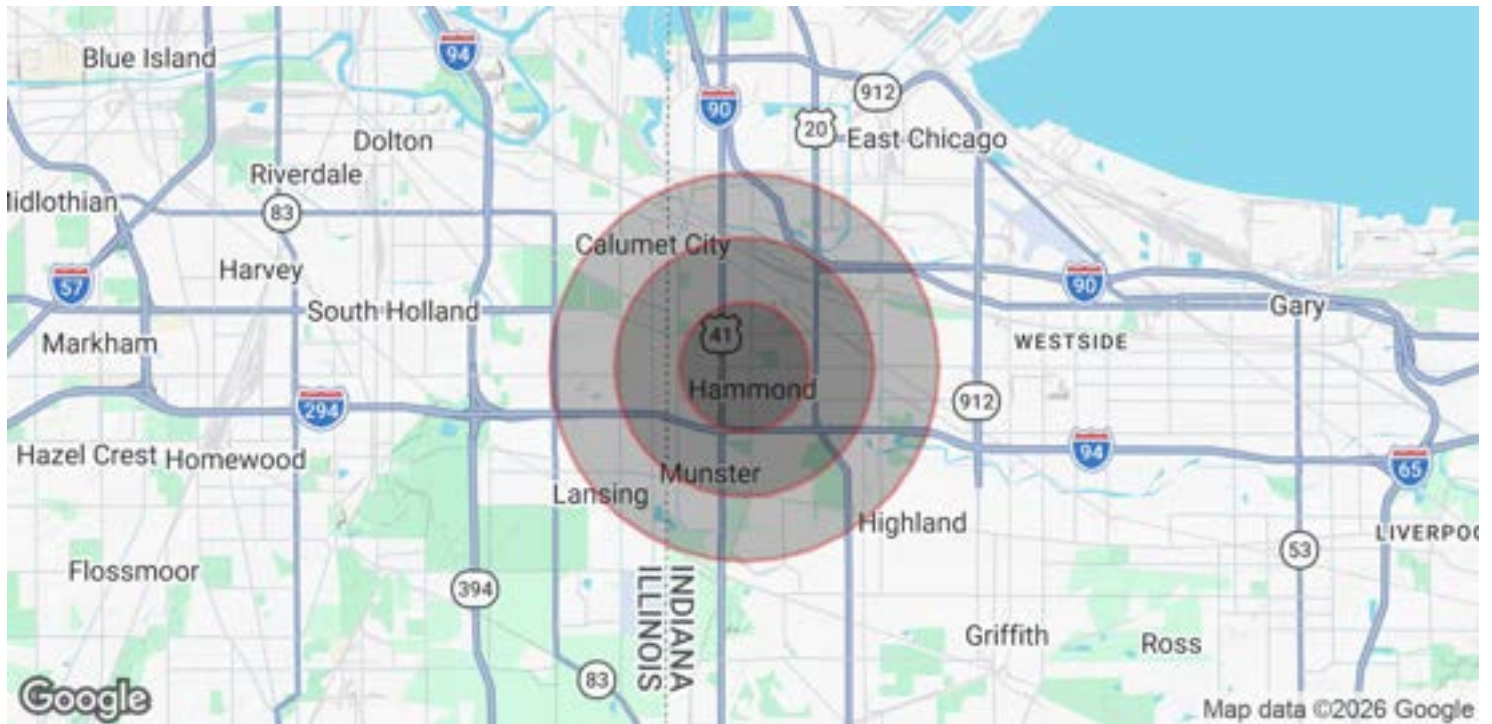
219.836.4740 x107  
mike@divcommercial.com

1846 45th Avenue  
Munster, IN 46321  
F: 219.836.4911  
divcommercial.com



## DEMOGRAPHICS MAP &amp; REPORT

MULTIFAMILY PROPERTY FOR SALE

**POPULATION**

Total Population

Average Age

Average Age (Male)

Average Age (Female)

**1 MILE**

15,214

38.7

36.3

40.8

**2 MILES**

53,706

36.6

35.0

38.0

**3 MILES**

113,942

37.7

36.5

39.3

**HOUSEHOLDS & INCOME**

Total Households

# of Persons per HH

Average HH Income

Average House Value

**1 MILE**

6,237

2.4

\$72,703

\$144,660

**2 MILES**

20,287

2.6

\$77,924

\$168,177

**3 MILES**

43,198

2.6

\$77,563

\$175,359

2023 American Community Survey (ACS)

**MIKE LARSON**

219.836.4740 x107

mike@divcommercial.com

1846 45th Avenue  
Munster, IN 46321  
F: 219.836.4911  
divcommercial.com