

DOWNTOWN MULTI-FAMILY OPPORTUNITY



17 W LAMME ST.

Located in the heart of vibrant downtown Bozeman, Montana, this stabilized 28-unit apartment building offers a unique investment opportunity with both charm and modern upgrades. Situated in one of Bozeman's most desirable areas, with easy access to local shops, dining, and entertainment, plus just steps away from Bridger Bowl and yearly outdoor activities highlights. 18 of the units have been fully renovated with updated kitchens, bathrooms, and LVP flooring - adding value and modern appeal to this well-maintained building which offers strong cash flow. The property is fully stabilized with a reliable tenant base, making it a solid addition to your real estate portfolio.



\$8,900,000

PROPERTY OVERVIEW

- 28-Unit Downtown, Historic Building
- 1 Building, 3 Floors
- 3x - 1 bedroom units
- 19x - 2 bedroom units
- 6x - 3 bedroom units
- Coin Laundry on 2nd and 4th Floors
- Lot Size: 17,000 SF
- Avg Unit Size: 960 SF
- Fully Leased
- Secured Doors

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DOWNTOWN 28-UNIT MULTI-FAMILY FOR SALE

OPERATING STATEMENT

CURRENT INCOME:

Current Gross Income	\$582,660
Vacancy @ 3%	(\$17,480)
Utility Add Back	\$19,200
Laundry	\$10,037

\$594,417

PROFORMA INCOME:

Gross Rent	\$694,320
Vacancy @ 3%	(\$20,830)
Utility Add Back	\$33,600
Laundry	\$10,037

EXPENSES:

Real Estate Tax	\$37,851
Management Fees	\$40,786
Insurance	\$25,755
Utilities	\$31,797
Cleaning / Trash	\$14,900
Advertising	\$1,254
Permits & Licenses	\$1,369
Elevator Maintenance	\$4,582
WiFi / Phone Line	\$2,256
Snow Removal	\$2,870

\$717,127

\$163,420 (28.7%)



RESPONSIBILITIES FOR UTILITIES

ELECTRIC

TENANT

HEATING

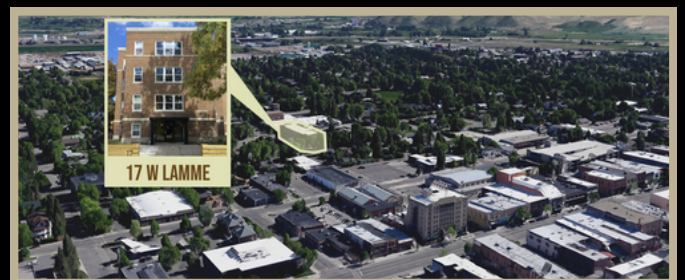
LANDLORD

WATER & SEWER

LANDLORD

*Tenant pays Landlord back

B3 MIXED USE



DOWNTOWN 28-UNIT MULTI-FAMILY FOR SALE

17 W LAMME

RENT ROLL

UNIT TYPE	SQFT	QUANTITY	CURRENT (AVG)	PRO FORMA (AVG)
1 BED/1 BATH	750	3	\$1,382	\$1,595
2 BED/1BATH	925	19	\$1,643	\$1,995
3 BED/1BATH	1200	6	\$2,198	\$2,528
			\$48,551	\$57,858

18 OF 28 UNITS HAVE BEEN RENOVATED RECENTLY

