



# Billings Brownstones

222 North 18th  
Billings MT 59101

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# Billings Brownstones

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*Exclusively Marketed by:*



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**ARDOR COMMERCIAL**  
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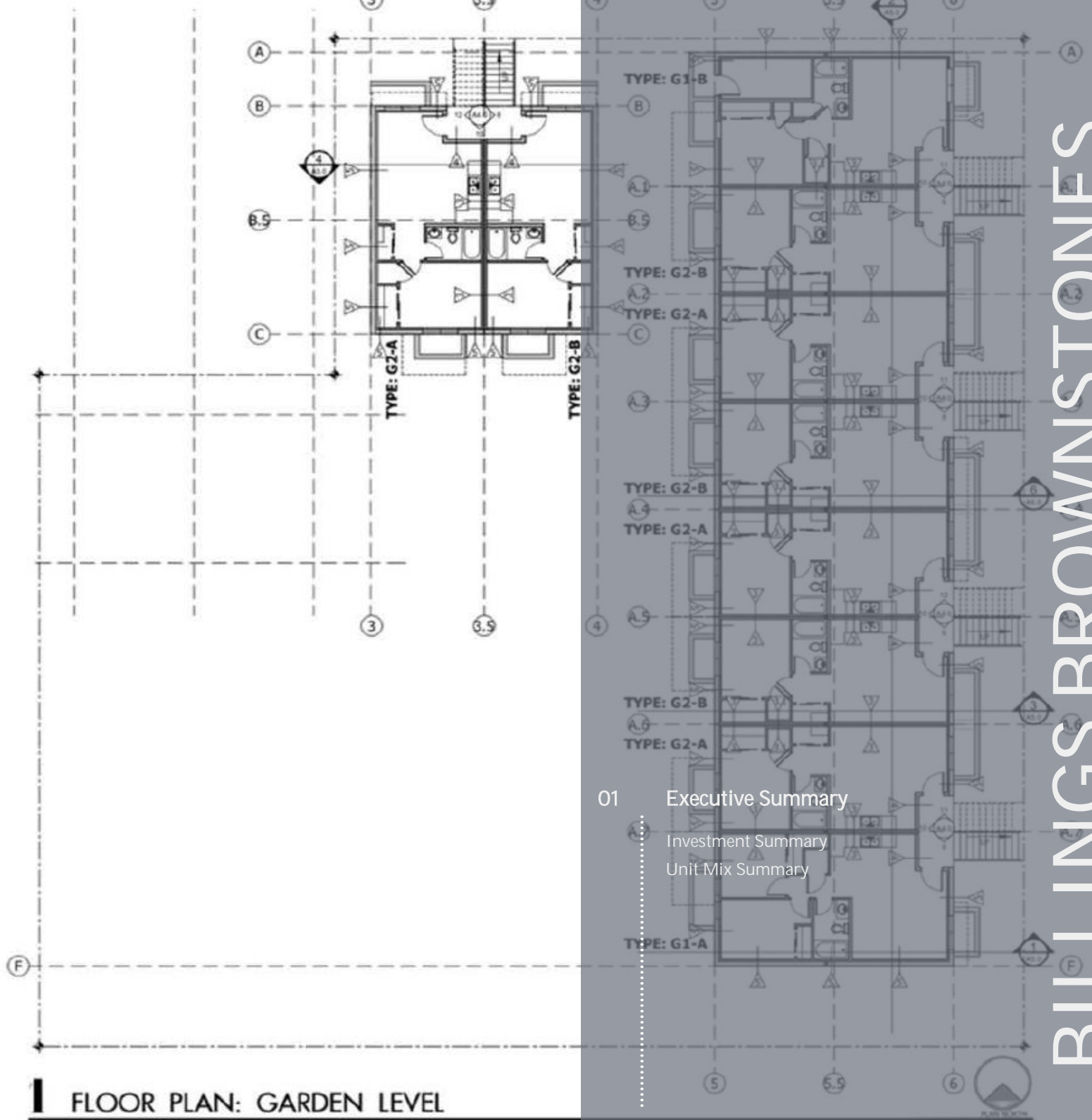
### TYPE KEY:

BATH	-@ REF 2-2143.1	1,345 GSF
2 BATH	-@ REF 2-2143.2	965 GSF
2 BATH	-@ REF 7-6/42.4	1,098 GSF
BTH	-@ REF 7-6/42.4	755 GSF
1 BATH ACCESSIBLE UNIT		750 GSF
1 BATH		652 GSF
1 BATH		535 GSF
BATH	-@ REF 5/43.3	515 GSF

NOTES ARE EXACT PLAN MIRRORS OF TYPE "A" UNLESS NOTED OTHERWISE. SEE G1-A & G1-B; REF AS ENLARGED PLANS.

### UNIT PLAN KEY:

- REF A2-2 WALL LEGEND FOR ASSEMBLIES.
- WINDOW KEYNOTE; REF AS 2 WINDOW SCHEDULE FOR UNIT DTLS.
- REF 22/46.3 INTERIOR ELEVATION.
- REF 22/46.1 STACKED WASHER/DRYER, TYPICAL.
- REF 2/414.1 SIDE-BY-SIDE WASHER/DRYER, THIS UNIT.
- REF 22/46.3 BATHROOM ELEVATION.
- REF 22/46.3 BATHROOM ELEVATION.
- REF STRUCT DWGS; REF PLAN DETAIL 11X3.A



FLOOR PLAN: GARDEN LEVEL

- 01 Executive Summary
- Investment Summary
- Unit Mix Summary

## OFFERING SUMMARY

ADDRESS	222 North 18th Billings MT 59101
BUILDING SF	17,847 SF
NUMBER OF UNITS	22
YEAR BUILT	2025

## FINANCIAL SUMMARY

PRICE	\$799,000
PRICE PSF	\$44.77
PRICE PER UNIT	\$36,318
NOI (Pro Forma)	\$395,220
CAP RATE (Pro Forma)	49.46%
GRM (CURRENT)	0.00
GRM (Pro Forma)	1.92

## PROPOSED FINANCING

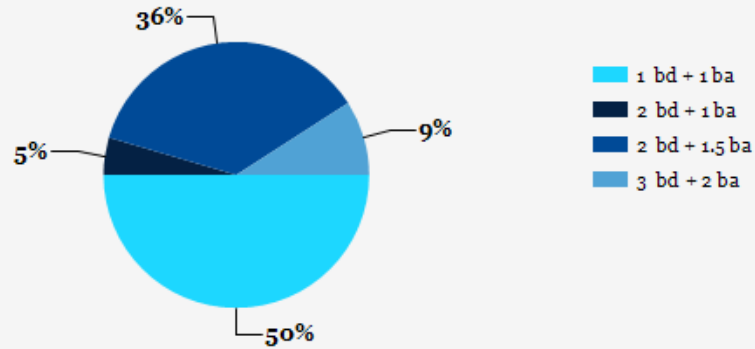
LOAN TYPE	
DOWN PAYMENT	\$1,204,805
LOAN AMOUNT	\$3,442,300
INTEREST RATE	5.75%
LOAN TO VALUE	65%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	5,615	56,739	102,718
2024 Median HH Income	\$43,732	\$66,765	\$76,461
2024 Average HH Income	\$58,865	\$85,067	\$93,582

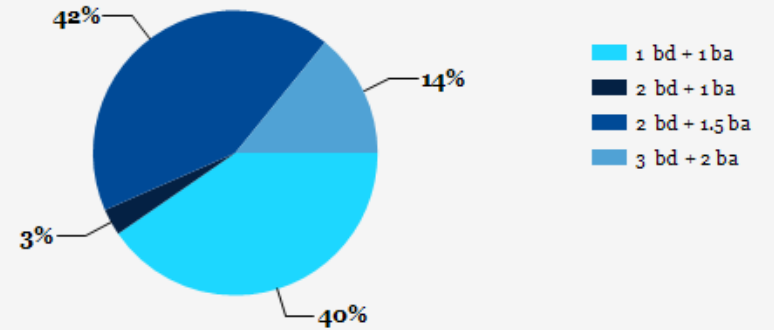


Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income
1 bd + 1 ba	11	700	\$1,350	\$1.93	\$14,850
2 bd + 1 ba	1	650	\$1,450	\$2.23	\$1,450
2 bd + 1.5 ba	8	1,000	\$1,500	\$1.50	\$12,000
3 bd + 2 ba	2	1,345	\$2,350	\$1.75	\$4,700
<b>Totals/Averages</b>	<b>22</b>	<b>865</b>	<b>\$1,500</b>	<b>\$1.77</b>	<b>\$33,000</b>

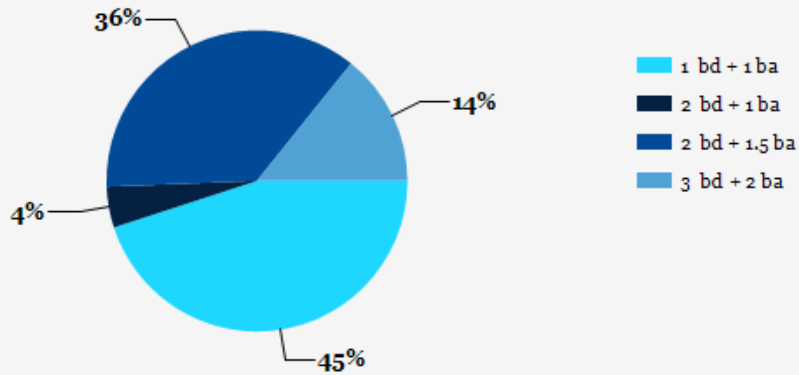
**Unit Mix Summary**



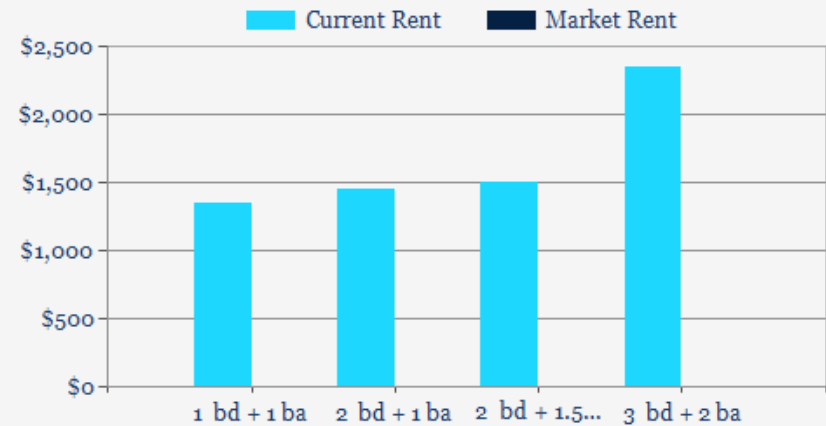
**Unit Mix SF**

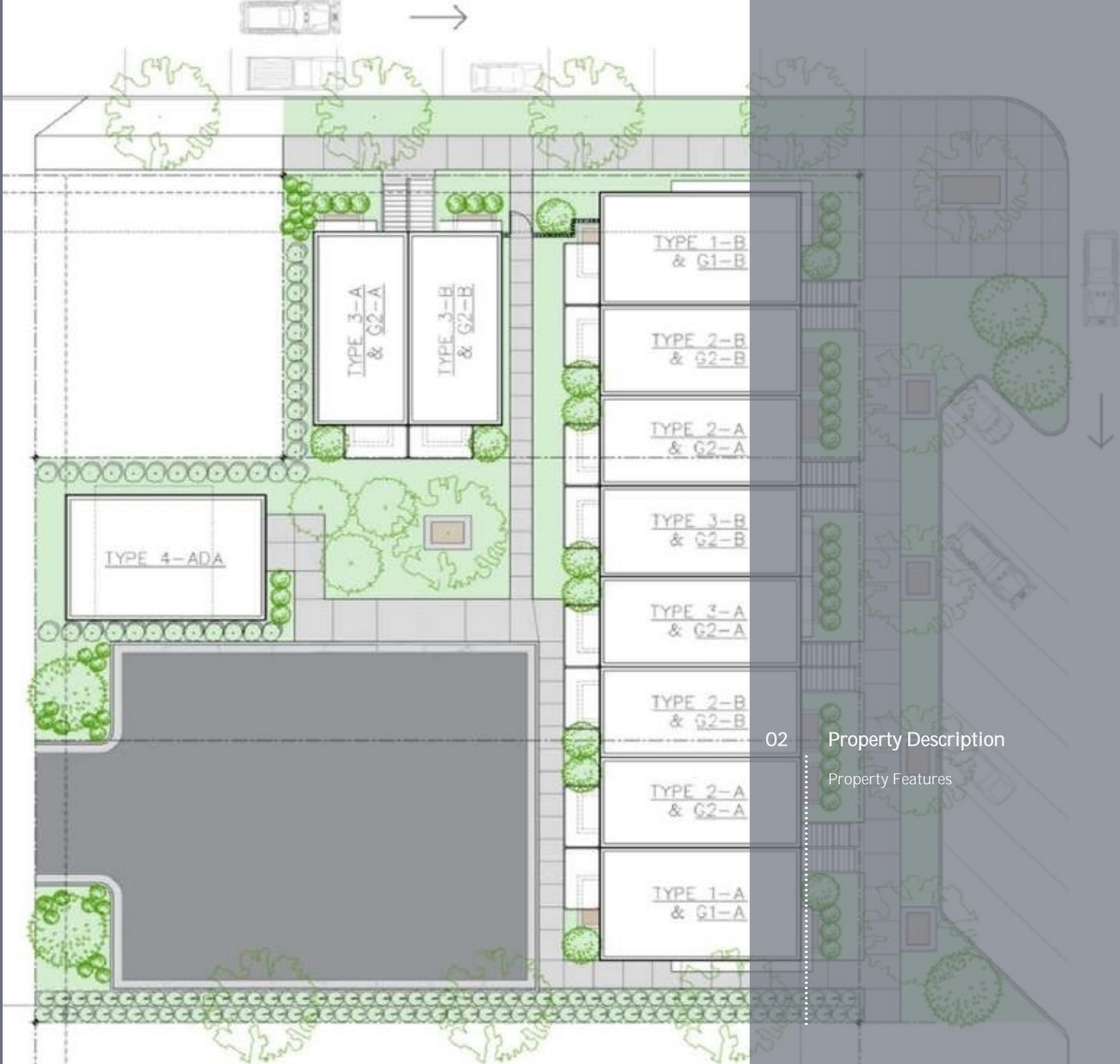


**Unit Mix Revenue**



**Actual vs. Market Revenue**

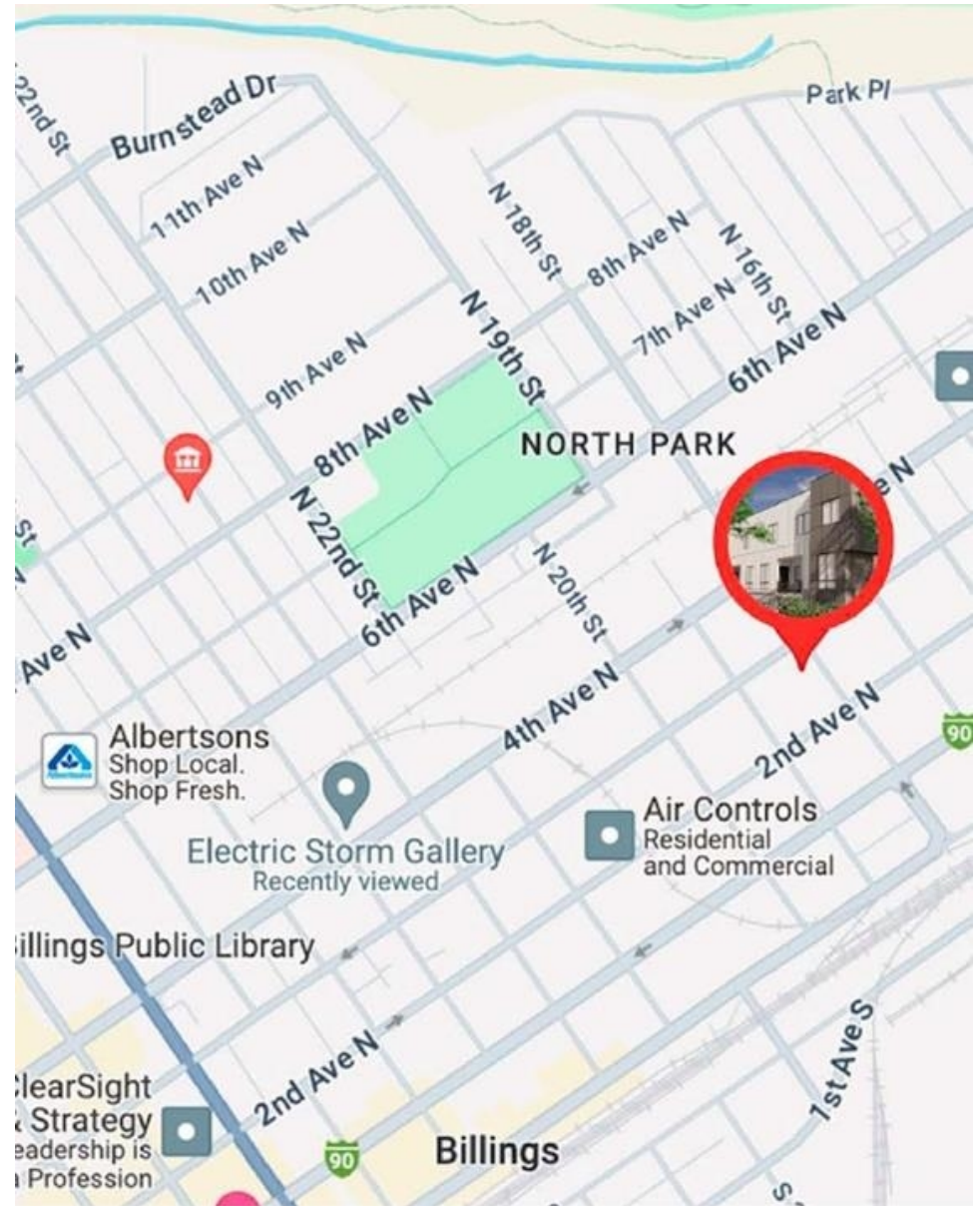




# BILLINGS BROWNSTONES

## PROPERTY FEATURES

NUMBER OF UNITS	22
BUILDING SF	17,847
YEAR BUILT	2025
# OF PARCELS	1
BUILDING CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	13





03

Demographics

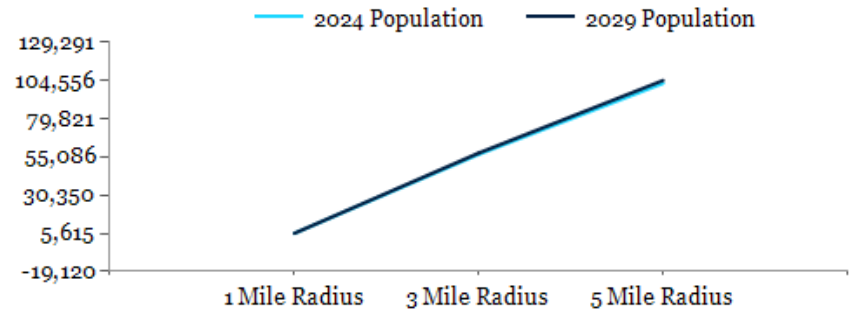
Demographics



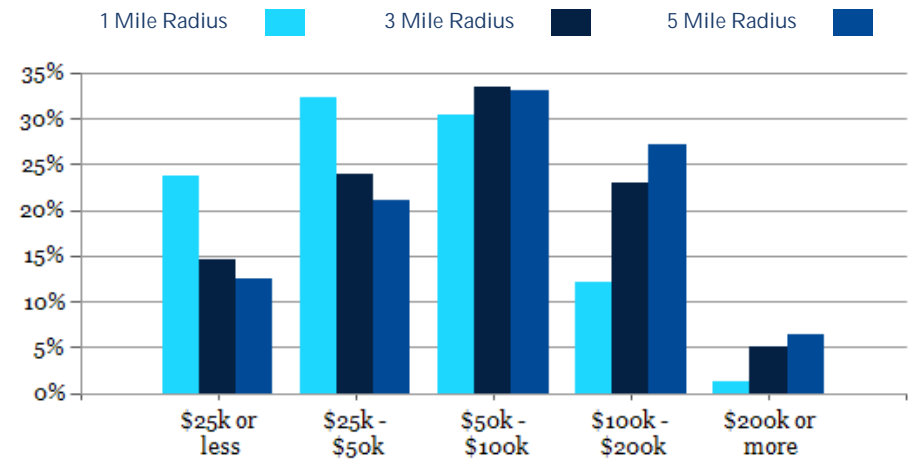
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,297	50,004	85,446
2010 Population	5,726	53,709	93,813
2024 Population	5,615	56,739	102,718
2029 Population	5,689	57,586	104,556
2024-2029: Population: Growth Rate	1.30%	1.50%	1.80%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	335	1,754	2,592
\$15,000-\$24,999	278	1,817	2,815
\$25,000-\$34,999	365	2,464	3,643
\$35,000-\$49,999	471	3,406	5,487
\$50,000-\$74,999	407	3,852	6,555
\$75,000-\$99,999	380	4,374	7,793
\$100,000-\$149,999	247	4,279	8,535
\$150,000-\$199,999	66	1,393	3,257
\$200,000 or greater	33	1,263	2,774
Median HH Income	\$43,732	\$66,765	\$76,461
Average HH Income	\$58,865	\$85,067	\$93,582

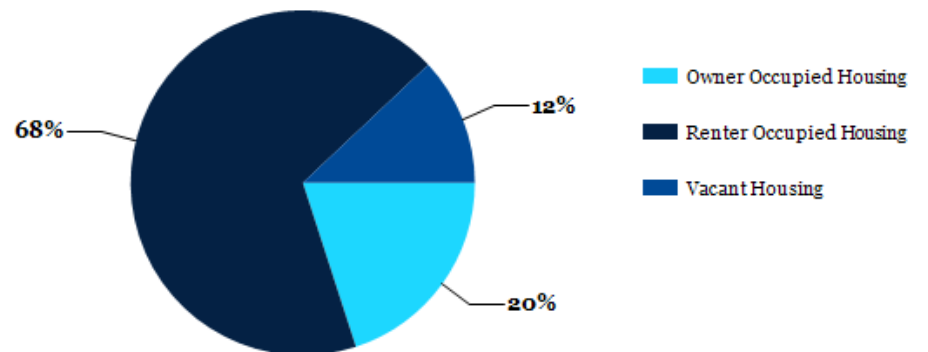
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,925	22,785	37,310
2010 Total Households	2,594	23,071	39,322
2024 Total Households	2,581	24,603	43,450
2029 Total Households	2,638	25,274	44,746
2024 Average Household Size	1.95	2.21	2.30
2024-2029: Households: Growth Rate	2.20%	2.70%	2.95%



2024 Household Income

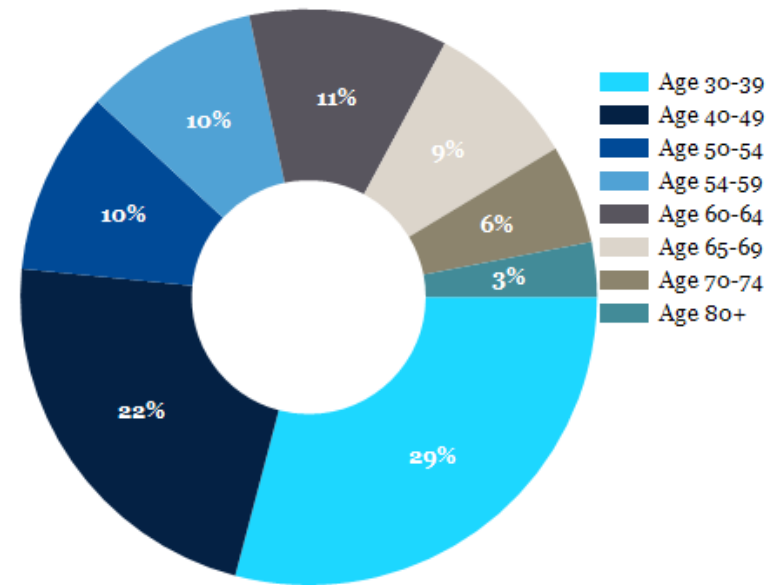


2024 Own vs. Rent - 1 Mile Radius

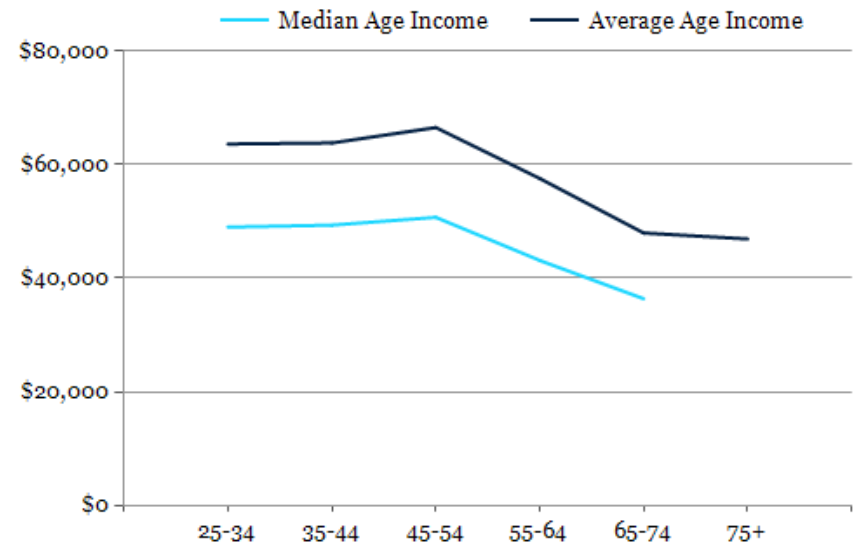


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	546	4,536	7,807
2024 Population Age 35-39	465	4,199	7,342
2024 Population Age 40-44	440	3,983	6,983
2024 Population Age 45-49	340	3,129	5,613
2024 Population Age 50-54	359	3,065	5,543
2024 Population Age 55-59	340	2,887	5,284
2024 Population Age 60-64	387	3,409	6,206
2024 Population Age 65-69	296	3,230	6,044
2024 Population Age 70-74	193	2,510	4,872
2024 Population Age 75-79	107	1,747	3,637
2024 Population Age 80-84	65	1,008	2,265
2024 Population Age 85+	50	842	2,178
2024 Population Age 18+	4,733	44,790	80,361
2024 Median Age	38	37	38
2029 Median Age	39	38	39



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,993	\$69,833	\$76,906
Average Household Income 25-34	\$63,639	\$83,208	\$90,559
Median Household Income 35-44	\$49,337	\$84,956	\$94,539
Average Household Income 35-44	\$63,821	\$102,759	\$113,427
Median Household Income 45-54	\$50,718	\$82,156	\$92,427
Average Household Income 45-54	\$66,539	\$100,435	\$111,727
Median Household Income 55-64	\$43,127	\$68,006	\$79,919
Average Household Income 55-64	\$57,567	\$85,815	\$97,609
Median Household Income 65-74	\$36,374	\$53,640	\$60,507
Average Household Income 65-74	\$47,957	\$75,356	\$82,917
Average Household Income 75+	\$46,913	\$63,120	\$68,773



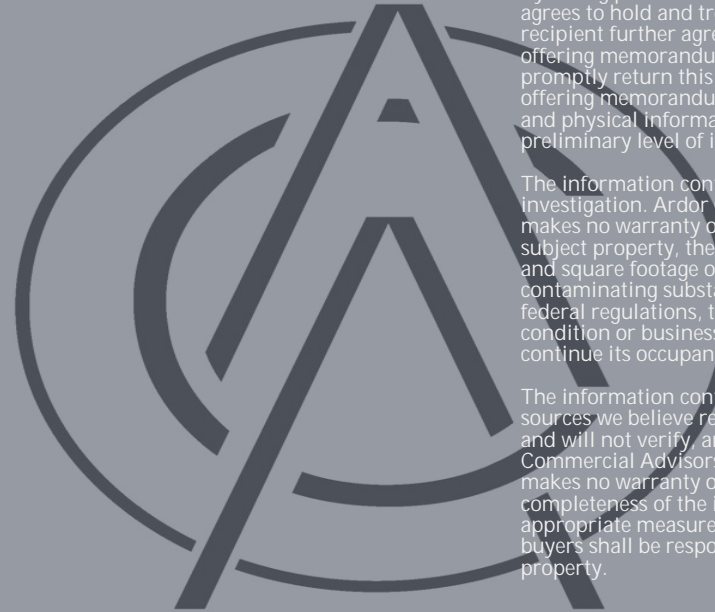
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