

INVEST IN YOUR FUTURE WITH **REAL ESTATE**



12 UNIT Apartment Complex in Lawrence

- Stable & High Returns
- Property Value Appreciation
- Tangible Asset
- Market Demand

Exclusive
Investment
Opportunity
Available!

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Unit Information

- 12 units total and 10 currently rented
- Rents range from \$1150 to \$1400
- 11 units consist of 2 bedrooms and 1.5 baths
- 1 unit consists of 4 bedroom 2.5 baths (rented for \$1,620)
- Tenants are on 12 month leases

Total Rental Income: \$154,980

Annual Expenses

- Exterior Lights \$593
- Water & Sewer \$1,700
- Trash \$2,400
- Property Taxes \$7,450
- Insurance \$7,853
- Lawn/Snow \$1,500
- Property Management (8%) \$12,398

Total Annual Expenses: \$33,894

Property Information

- Price: \$1,950,000
- Total Annual Income: \$154,980
- Total Annual Expenses: \$33,894
- Cap Rate: 6.2%

Fully Occupied at Market Rent (\$1,300) and the 4 bedroom unit at \$1,800 could bring your total annual income to \$193,200 and a cap rate of 8%.

Total Rental Income: \$154,980

Potential Income: \$193,200