

# **922 & 928 Village Circle - Pueblo, CO**

## **Turnkey 8-Unit Multifamily Portfolio**

Prime Multifamily Investment - Two fully leased fourplexes generating strong cash flow with pro forma rents at \$1,500 per unit. 922 & 928 Village Circle offer a total of 8 stabilized units with minimal operating costs and a combined projected NOI of \$114,374. Positioned in a high-demand rental corridor, this low-maintenance investment provides immediate income with long-term upside. Ideal for 1031 exchange buyers or portfolio investors seeking solid returns in a proven location.

### **Financial Summary:**

- Total Units: 8 (Two Fourplexes)
- Pro Forma Rent: \$1,500/unit/month
- Annual Gross Income: \$144,000
- Estimated Annual Expenses: \$29,625.92
- Pro Forma NOI: \$114,374.08
- Estimated Value @ 6% Cap: \$1,906,235

### **Investment Highlights:**

- Fully leased with strong pro forma income
- Low operating expenses
- Updated interiors and modern finishes
- Well-maintained stucco exterior with balcony access
- Located in a stable and desirable rental corridor
- Offered as a portfolio or individually

### **Contact Information**

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