







FOR SALE: \$1,800,000

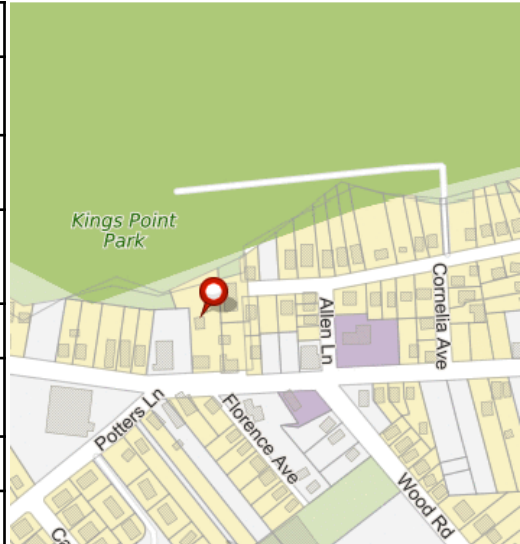


OVERVIEW

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Section Block & Lot	1-198-26
Lot Dimensions	Irregular (83' x 254')
Lot Size	23,000 SF
Buildings on Lot	4
Total SF	5,788 SF
Zoning	Townhouse Overlay
Apartment Units	11
Taxes	\$12,462



All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.

RENT ROLL

Unit	Type	Monthly Rent	Projected Rent
Unit 1	1 BR	\$1,100	\$1,600
Unit 2	1 BR	\$1,100	\$1,600
Unit 3	1 BR	\$1,200	\$1,600
Unit 4	2 BR	\$1,200	\$2,200
Unit 5	2 BR	\$1,700	\$2,200
Unit 6	3 BR	\$3,000	\$2,600
Unit 7	1 BR		\$1,600
Unit 8	2 BR	\$2,000	\$2,200
Unit 9	2 BR	\$2,000	\$2,200
Unit 10	2 BR	\$575	\$2,200
Unit 11	1 BR	\$1,300	\$2,200
Monthly Total		\$15,175	\$22,200
Annual Total		\$182,100	\$266,400

EXPENSES

Taxes	\$41,520
Insurance	\$12,000
Utilities & Maintenance	\$18,000
Water	\$3,600
Total Expenses	\$75,120

Net Income	\$106,980
Projected Net Income	\$191,280