

# 925-931-937 S. Newcomb Ave.

**Priced At:  
\$1,525,000**



## PROPERTY INFORMATION

*This 18 unit property consists of two side by side 4 plex buildings that are 4,620' Sq. feet each & one Ten Plex building that is 8'940' Sq. feet. All three buildings were built in 2002 & include 13 detached garages. All apartments have their own furnaces & central air units & water heaters that save utility expenses for the owners. The 4-plex buildings feature 2 bedrooms & 2 bathrooms & their own private laundry in each apartment. The 10 plex building features 2 bedrooms & 1 bathroom & private laundry. All buildings have new shingles from 2014 & the 4-plexes have new siding & outside air units from 2014. West side location that backs up to The Country Club golf course.*

## FINANCIAL INFORMATION

<i>Taxes-</i>	<i>20,253.00</i>	<i>Total Expenses-</i>	<i>60,836.00</i>
<i>Insurance-</i>	<i>4,865.00</i>	<i>Annual Rent- Est.</i>	<i>172,920.00</i>
<i>Electric-</i>	<i>2,346.00</i>	<i>Laundry-</i>	<i>0</i>
<i>Gas/Advert.-</i>	<i>495.00</i>	<i>Total Income-</i>	<i>172,920.00</i>
<i>Water/Sewer-</i>	<i>6,536.00</i>	<i>Less 5% Vacancy-</i>	<i>8,646.00-est.</i>
<i>Garbage-</i>	<i>2,978.00</i>	<i>Less Total Expenses-</i>	<i>60,836.00</i>
<i>Cleaning-</i>	<i>2,112.00</i>	<i>Net Income-</i>	<i>103,438.00</i>
<i>Lawn/Snow-</i>	<i>1,280.00</i>	<i>Cap Rate-</i>	<i>6.78%</i>
<i>Repairs-</i>	<i>9,596.00</i>		
<i>Mgmt 6%-</i>	<i>10,375.00</i>		

**JEFF BUREN**

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