

2017

328 E 4th Street

Litchfield MN

One of the original historic homes built in Litchfield. This 4-plex features a 2-bedroom apartment and three 1-bedroom apartments. Conveniently located with a great rental history.



Timothy Cook
Premier Real Estate Services
10/3/2017



328 E 4th Street

Litchfield, Mn



Timothy R Cook

Commercial Sales and Leasing

Premier Real Estate Services

214 N Sibley Ave

Litchfield, MN 55355

320-493-9349 (cell)

320-203-1227 (fax)

tim@premierhomesearch.com

328 E 4th Street

Litchfield, Mn

Lease Rates:

1-Bedroom: \$550/month

1-Bedroom: \$550/month

1-Bedroom: \$475/month

2-Bedroom: \$625/month

Cap Rate: 11.08%

Building Description:

Number of Apartments: 4 (3, 1-bdrm & 1, 2-bdrm)

Total Square Footage: 2,832

Lot Size: 81 X 210

Utility Providers: Litchfield Public Utilities
Minnegasco



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Profit and Loss Statement 2016

328 E 4th Street

4-Plex

Financial Statements in U.S. Dollars

Revenue

Potential Rent	\$26,400.00	
Net Sales		\$26,400.00

Deposits

Security Deposits	\$1,950.00
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Expenses

Replacements	\$298.00
Caretaker (Lawn/Landscaping)	\$1,200.00
Taxes	\$1,520.00
Miscellaneous/Supplies	\$111.00
Repairs and Maintenance	\$434.00
Snow Removal	\$35.00
Insurance	\$614.00
Utilities	\$7,234.00

Total Expenses	\$11,446.00
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Net Operating Income	\$14,954.00
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Other Income

Gain (Loss) on Sale of Assets	
Interest Income	
Total Other Income	\$0.00

Net Income (Loss)	\$14,954.00
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Rent Roll for:

328 E 4th Street, Litchfield

Year: 2017

Apt #	Bedrooms	Rent	Deposit	Move in Date	Lease Length
1	2	\$625	\$700	8/1/2016	12 Month
2	1	\$550	\$550	Vacant	
3	1	\$475	\$0	6/1/2017	12 Month
4	1	\$550	\$700	9/15/2017	12 Month

Total		\$2,200	\$1,950		
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