

# 11 Unit Apartment Complex

610, 612, 614 East 43<sup>rd</sup> Street—Garden City

Zoned C-2



10,085 ± SF



8% Cap Rate



IMLS# 98475465

[www.tourfactory.com/776125](http://www.tourfactory.com/776125)

**Price: \$600,000**

Includes buildable lot valued at \$30,000

**Nancy Lemas**

KW Commercial

Commercial Northwest Team

Phone: (208) 344-0288 Cell: (208) 250-3376

## Property Details

- 1.38 ± acres (1 Buildable Lot for additional units)
- 11 Units
- (3) 1x1 bedroom (725-780 ± sf)
- (5) 2x1 bedroom (725-980 ± sf)
- (1) 2x2 bedroom (980 ± sf)
- (2) 3x1 bedroom (1,150-1,250 ± sf)



**COMMERCIAL  
NORTHWEST  
TEAM**  
An affiliate of  
KW Commercial

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COMMERCIAL NORTHWEST TEAM-A KW COMMERCIAL AFFILIATE



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		Rent Roll				
		Type	Sf	Month	Annual	
<b>Scheduled Gross Income</b>	\$ 75,344					
Less 5% Vacancy	<u>\$3,76</u>	Unit 1	2x1	980 \$ 545	\$ 6,540	
Effective Gross Income	\$71,577	Unit 2	1x1	725 \$ 395	\$ 4,740	
Other Income		Unit 3	2x1	980 \$ 545	\$ 6,540	
Late fees	\$15	Unit 4	2x2	980 \$ 525	\$ 6,300	
Pet fees	<u>\$700</u>	Unit 5	2x1	972 \$ 545	\$ 6,540	
Total Other Income	\$715	Unit 6	1x1	775 \$ 395	\$ 4,740	
<b>TOTAL INCOME</b>	<b>\$72,292</b>	Unit 7	1x1	780 \$ 475	\$ 5,700	
		Unit 8	3x2	1150 \$ 695	\$ 8,340	
<b>EXPENSES</b>		Unit 9	2x1	768 \$ 595	\$ 7,140	
Bank Charges	\$71	Unit 10	2x1	725 \$ 545	\$ 6,540	
Property Management 7%	\$5,285	Unit 11	3x2	1250 \$ 750	\$ 9,000	
Grounds Maintenance	\$2,669			10085 \$ 6,015	\$ 71,577	
Insurance	\$1,280	<b>Price</b>			<b>\$570,000</b>	
Legal Fees	\$176	Down pay-ment	26%		\$150,000	
Building Repairs	\$2,510	Debt			\$450,000	
Equipment Repairs	\$115	Terms	5.7%			
Janitorial Expense	\$653	Amortized			30 year	
Repairs-Other	\$0	Debt Service (P/I)			\$31,464	
Gas and Electric	\$432	NOI			\$45,347	
Water, Sewer & Trash	\$5,515	Cash Flow			\$13,883	
Property Taxes	<u>8,310</u>	Cash on Cash Re- turn			9.39%	
<b>Total Operating Expenses</b>	<b>\$26,945</b>	Cap Rate			8%	
<b>Net Operating Income</b>	<b>\$45,347</b>					

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