OAKS APARTMENTS

905 EAST 5TH STREET, BLUE EARTH, MN

FOR SALE

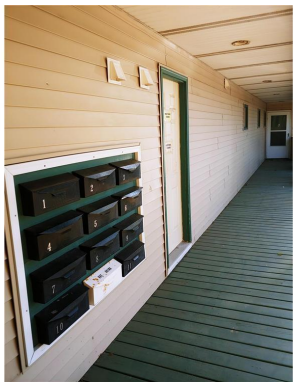
MULTI-FAMILY

The Oaks Apartments are located in an "Opportunity Zone." The Oaks offers a 9.1 Cap Rate, a 5.4 GRM, 10% Cash on Cash 1st year with a 1.25 DSCR loan at a 51% operating expense ratio. There are eleven units with a mix of two studio, three one bedroom, five two bedroom, and one three bedroom apartments. The units are well maintained with all repair and maintenance issues addressed promptly and professionally. The Oaks Apartments offers a low vacancy and turn over rate. There are a few legacy tenants. There is plenty of parking for residents and guests. The coin operated washer and dryer on site are owned by the seller and included in the sale. Low maintenance vinyl and stone exterior with a metal roof. The Oaks runs like a well oiled machine!

PROPERTY INFORMATION

Address	**905 East 5th Street, Blue Earth, MN**
Units	11
Price/Unit	$429,900
NOI	$39,264
Cap Rate	9.13
Occupancy	100.00
Land Size	0.60
Year Built/Renovated	1955
Parking	

Zoning	Res.
Parcel ID	212005860
Country	Faribault County



KEVIN GOETTL
ASSOCIATE

KEVIN.GOETTL@REMAX.NET

RE/MAX RESULTS

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15451 FOUNDERS LANE, APPLE VALLEY, MN 55124, USA

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