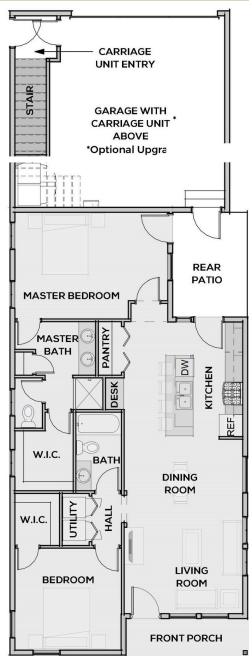


INVESTMENT OPPORTUNITY IN MERIAM PARK

LIVE IN ONE, RENT THE OTHER



Main Residence
GROUND FLOOR
at 1,121 SF



Carriage House Above Garage
2ND FLOOR ADU
at 552 SF

ABOUT THE PROPERTY

- Average Occupancy: 100%
- Built in 2021 - Modern Construction
- Two Rental Units
- Total Potential Rent: \$4,000/month
- Low Maintenance Landscaping
- Full Appliance Package included in each unit (Refrigerator + W/D)
- Highly Desirable Master Planned Community
- Walking Distance to Major Medical Center Opening Summer 2026



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PROPERTY OVERVIEW

Main Home

- 2 Bedrooms | 2 Bathrooms
- 1,121 sf
- Attached 2-car Garage
- Current Rent: \$2,400/month

ADU

- 1 Bedrooms | 1 Bathroom
- 552 sf
- Private Entrance above Garage
- Current Rent: \$1,350/month

TOTAL ESTIMATED RENTAL INCOME:

\$3,750/MONTH | \$45,000/YEAR

CENTURY 21

Select Real Estate

STEPS FROM THE BEST OF MERIAM PARK



ABOUT THE COMMUNITY

- New Cancer Center Opening Summer 2026
- Restaurants + Coffee + Ice Cream Shops
- Live music & community events
- Pickleball courts
- Dog Parks
- Health & Beauty Services
- New climbing gym opening in May
- Walkable master-planned community

WHY INVESTORS LOVE MERIAM PARK

- Rapidly growing mixed-use community
- Strong rental demand
- Walkable lifestyle amenities
- New medical center driving employment & housing demand
- Live in one, rent the other - or lease both for strong income



*Representation of Interior of 2br/2ba - finishes may vary



*Actual ADU Interior