

QUADPLEX INVESTMENT OPPORTUNITY

Property Overview

This four-unit multifamily property offers investors a strong income-producing asset with a stable tenant base and upside through the lease-up of one vacant unit. Three units are currently occupied, with a significant portion of rental income supported by Housing Choice Voucher (Section 8) payments.

Rent Roll

Unit	Status	Monthly Rent	Voucher Portion
Unit A	Vacant	\$1,000 (Projected)	N/A
Unit B	Occupied	\$850	\$828
Unit C	Occupied	\$1,000	\$980
Unit D	Occupied	\$550	\$528
Total Potential Gross Rent		\$3,400/mo	

Annual Gross Scheduled Income

\$40,800

Current Operating Expenses

Expense	Monthly Cost	Annual Cost
Lawn Care (2 visits per month)	\$150	\$1,800
Exterior Lighting	\$20	\$240
Insurance	\$180	\$2,160
Unit A Electric (Vacant Unit)	\$30	\$360
Unit A Water (Vacant Unit)	\$15	\$180
Property Management (10% of Gross Income)	\$340	\$4,080
Dumpster Service	None	\$0
Total Operating Expenses	\$735	\$8,820

Projected Net Operating Income (NOI)

Item	Annual Amount
Gross Scheduled Income	\$40,800
Less Operating Expenses	(\$8,820)
Projected NOI	\$31,980

Investment Highlights

- Four-unit multifamily property.
 - Three occupied units with established tenants.
 - Majority of rental income supported through Housing Choice Voucher (Section 8) program.
 - One vacant unit provides immediate upside through lease-up at \$1,000 per month.
 - Minimal owner-paid utilities.
 - No dumpster expense.
 - Professional property management projected at 10% of gross income.
 - Low-maintenance common areas.
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Financial Snapshot

Metric	Amount
Units	4
Occupied Units	3
Physical Occupancy	75%
Stabilized Occupancy	100%
Monthly Gross Potential Rent	\$3,400
Annual Gross Potential Income	\$40,800
Projected Annual NOI	\$31,980

For additional information please contact:

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