



# Flexible Investment Opportunity

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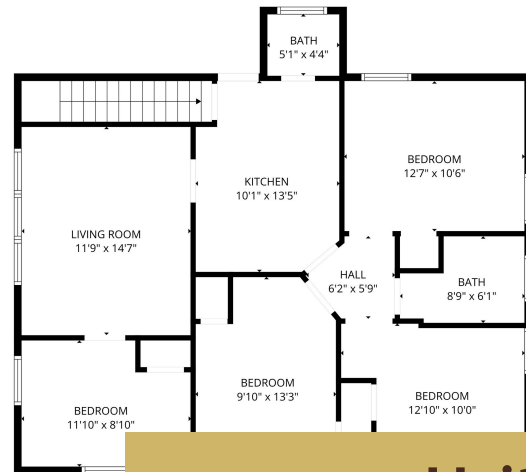
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# Property Overview

## Features

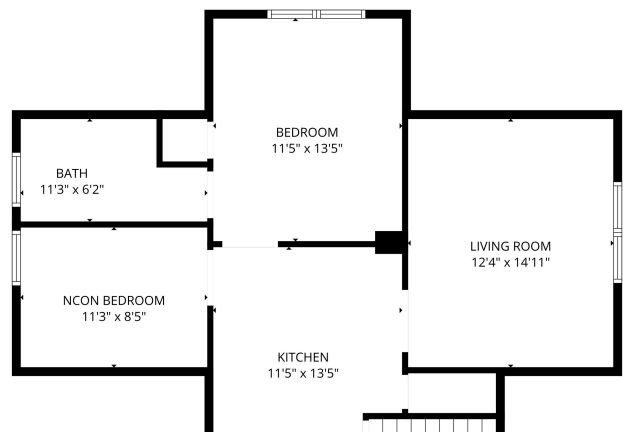
- ✓ 4 Bedrooms
- ✓ 2 Bathrooms
- ✓ 1039 Square Feet
- ✓ Rent \$2000



Unit 1

## Features

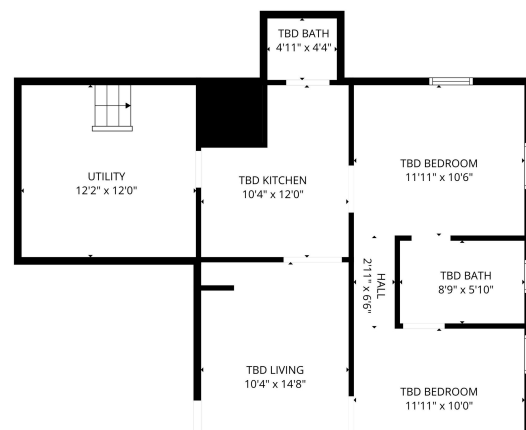
- ✓ 2 Bedrooms
- ✓ 1 Bathroom
- ✓ 655 Square Feet
- ✓ Rent \$1200



Unit 2

## Features

- ✓ 2 Bedrooms
- ✓ 1.5 Bathrooms
- ✓ 621 Square Feet
- ✓ Rent Potential \$1100



Potential Unit 3



### ***Investment Options***

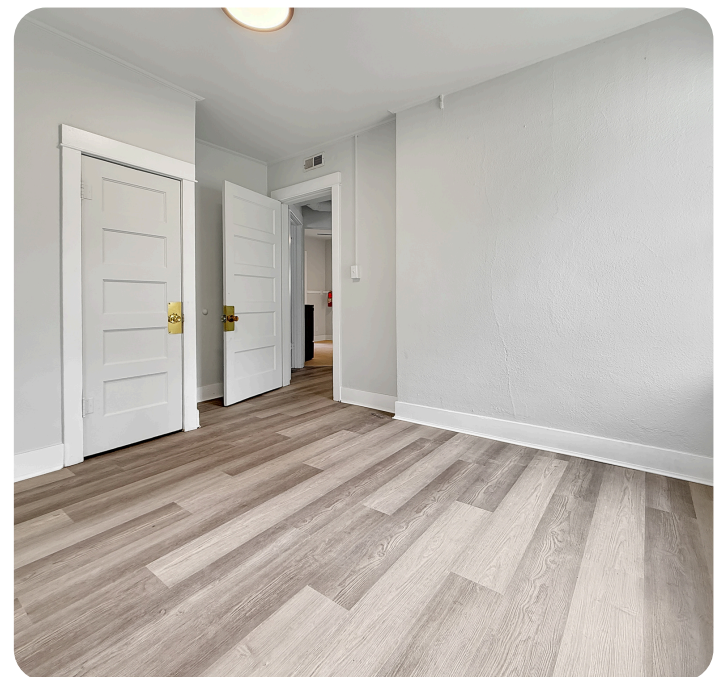
- ✓ Single Family Multi-Generational Living
  - ✓ Duplex - Dual Income Stream
  - ✓ Owner Occupied - Income Generating
  - ✓ Potential Third Unit
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### ***Property Updates***

- ✓ 50-Year Metal Roof
  - ✓ Vinyl Windows
  - ✓ Vinyl Flooring
  - ✓ Interior Texture/Paint
  - ✓ Exterior Paint
  - ✓ Light Fixtures
  - ✓ Landscaping
  - ✓ Furnace
- 

### ***Square Footage***

- ✓ Above Grade Square Footage - 1547
- ✓ Below Grade Square Footage - 767
- ✓ Lot Size .16 Acres





## Profit & Loss Pro Forma

# 1818 7th Avenue

## Income

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Tenant Income	\$38,400
Other Income	\$2,000
<b>Total Income</b>	<b>\$40,400</b>

## Expenses

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Repairs & Maintenance	\$800
Utilities	\$2,364
Taxes	\$3,035
Insurance	\$1,000
Replacement Reserves	\$500
<b>Total Expenses</b>	<b>\$7,699</b>

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Net Operating Income (NOI)	\$32,701
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Cap Rate	6.61%
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## Zoning

- ✓ R-4 higher density residential zone: Purpose. To accommodate a compatible mixture of higher density residential uses with limited options for scattered, small-scale, low-impact neighborhood service businesses. Such areas are generally in proximity to major community facilities, employers, arterials and commercial development and generally serve as transition or buffer zones between major arterials or more intensively developed areas and residential districts.

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Rare find in the Quad Cities, this property can flex to accommodate a variety of investment or owner-occupied options. Owner-occupied, with an opportunity to rent the second unit, a move-in-ready duplex, and the potential to expand living space or develop a third separate living space. The property has been completely refurbished, including a new 50-year metal roof, kitchen updates with appliances, new vinyl flooring throughout, updated light fixtures, new furnace, and interior paint. Exterior paint to be completed and new vinyl windows scheduled to be installed by the end of May. Each unit has separate exterior entrances with ample driveaway and on-street parking. Currently vacant to accommodate showings. Profit and loss pro forma available for more information on historic costs and expected rents, considering all recent renovations and updates.

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ESTABLISHED 1947

# Moscow Realty



## Let's work together!

Moscow Realty has been locally owned and operated by University of Idaho alumni for over 75 years as we've served communities throughout the Quad Cities.

I am a licensed realtor in Idaho and a licensed broker in Washington - which allows me to better serve clients and their real estate needs in communities throughout the Palouse. I work to make sure my clients feel informed and in control of every experience they have when working with me. I do this by communicating regularly, providing data and research, bringing in other experts as needed, and so much more. For my seller clients, it's preparing, packing, cleaning, photography, and videography to prepare for listing to start. For my buyer clients, it's getting a solid sense of the market they're looking in and knowing what their strengths are to ensure they are confident in their investments and purchases. My real estate services include the entire package, regular communication, document management, organization, staging, project management, and photography.



### CONTACT:

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