8-UNIT MULTIFAMILY INVESTMENT

Income-producing opportunity | Offered at $700,000

$700,000 ASKING PRICE	**10.18%** EST. CAP RATE	**$71,262** EST. NOI	**6.69** GRM
$104,640 GROSS ANNUAL RENT	**$8,720** GROSS MONTHLY RENT	**$87,500** PRICE PER UNIT	**$1,090** AVG. RENT / UNIT / MO.

CASH FLOW FROM DAY ONE

Rare opportunity to acquire an income-producing 8-unit multifamily property at an attractive basis of only $87,500 per door. The property is currently generating approximately $104,640 in annual gross rental income. Based on the reported operating expenses provided, estimated NOI is $71,262, producing an estimated 10.18% cap rate. With average rents of approximately $1,090 per unit per month and a GRM of 6.69, this property offers compelling existing income and multiple rental streams for an investor seeking a cash-flowing multifamily asset.

INVESTMENT SNAPSHOT

REPORTED ANNUAL OPERATING FIGURES

Gross Rental Income	$104,640
Property Taxes	($7,323)
Insurance	($8,999)
Electricity - Owner Paid	($9,056)
Water & Trash - Owner Paid	($4,000)
Repairs / Maintenance Allowance	($4,000)
Total Reported Operating Expenses	**($33,378)**
Estimated Net Operating Income (NOI)	**$71,262**

Investor highlights: 8 rental units | approximately $8,720 gross monthly income | approximately $1,090 average monthly rent per unit | 14.95% gross annual yield | 6.69 GRM | estimated 10.18% cap rate.

Financial information is based on figures reported/provided for marketing purposes and should be independently verified by prospective purchasers. Estimated cap rate and NOI shown here do not include an allowance for vacancy, professional management, financing costs, depreciation, income taxes, or capital reserves unless specifically noted. Repairs/maintenance includes an approximate $4,000 annual allowance.