

INVESTMENT OPPORTUNITY

STABILIZED INCOME PRODUCING PROPERTY

ASKING PRICE

\$574,900



1013 North Cedar Street

Bismarck, MO 63624

INVESTMENT ANALYSIS

INCOME

Projected Annual Income	\$56,400
Vacancy	\$2,820
Effective Gross Income	\$53,580

OPERATING EXPENSES

Property Taxes	\$5,423
Insurance	\$3,778
Maintenance	\$2,820
Total Operating Expenses	\$12,207

NET OPERATING INCOME (NOI)

\$41,373

UNIT RENT SCHEDULE

UNIT	MONTHLY RENT
Unit A	\$1,500
Unit B	\$1,500
Unit C	\$850
Storage	\$850

TOTAL MONTHLY RENT \$4,700

KEY INVESTMENT METRICS



CAP RATE

7.20%



GRM

10.19



PRICE PER SQ FT

\$143.73

PROPERTY HIGHLIGHTS



All utilities are paid by the tenant



James Syed

Designated Managing Broker



Office: 314-732-5634



james@primerealestatepm.com



Cell: 618-406-9775



primerealestatepm.com