

514 Wapping Street

Historic Four-Unit Investment Opportunity

Offered at \$479,000



Stable Income. Historic Character. Exceptional Location.

Located in Central Frankfort, this fully leased four-unit property has been owned by the same family for three generations. It features river views from every apartment, off-street parking, and significant recent capital improvements including a newer roof, professional exterior painting, updated electrical service, and new water heaters.

Investment Highlights

- List Price: **\$479,000**
- Fully leased
- Gross Monthly Rent: **\$4,810**
- Gross Annual Rent: **\$57,720**
- Estimated Cap Rate: **8.4%** (based on current known operating expenses)
- Historic Central Frankfort location
- River views from every apartment
- Off-street parking
- Turnkey investment with no known deferred maintenance

Unit	Layout	Rent
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A	2 Bed / 2 Bath	\$1,630
B	1 Bed / 1 Bath	\$750
C	2 Bed / 1 Bath	\$1,230
D	2 Bed / 1 Bath	\$1,200
	Gross Monthly Income	\$4,810