

THE HERITAGE AT MIDTOWN

LIST PRICE

\$2,295,000

PROPERTY DETAILS

Year Built:	1925
Lot Size:	.40 Acres
Number of Buildings:	2
Mechanical Systems:	
Electrical Metering	Individual Meters
HVAC	Mini Splits
Water	Master
Cable/Trash	Master



PROFORMA

Gross Rent:	\$211,512
Occupancy:	100%
Total Gross:	\$211,512
GOI:	\$211,512
Operating Expenses:	
Taxes	\$20,093
Insurance	\$12,540
Utilities	\$19,452
Trash	\$888
Repairs	\$3,600
Total Expenses:	\$56,573
NOI:	\$154,939
CAP RATE:	6.75%

UNIT MIX

# Units	Bedroom/Bath	Unit SQ FT
14	1BR/1BA	862
6	STUDIO	550
MOST UNITS FULLY FURNISHED		



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