

Executive Summary



Details

Sale Price:	\$3,300,000
Number of Units:	19
Lot Size:	0.51 Acres
Building Size:	13,015 SF
NOI:	\$227,834.00
Cap Rate:	6.9%

Highlights

- 19 total units across two modern buildings (built 2022–2023) with low-maintenance construction
- Primary building unit mix: 7 studios, 7 one-bed/one-bath, 2 two-bed/two-bath
- Three-story companion building with 3 studio units featuring large private balconies

Overview

Built in 2023 and 2022, this 19-unit multifamily offering pairs a well-balanced unit mix with modern, low-maintenance construction across a highly functional layout. The primary building features 16 units (seven studios, seven one-bedroom/one-bath units, and two spacious two-bedroom/two-bath units) with efficient, attractive floorplans that maximize livability, plus covered parking as a valuable resident amenity. Complementing it, a striking three-story building delivers three studio units distinguished by large private balconies, clean architectural lines, and a standout modern exterior. Together, the contemporary design, efficient layouts, outdoor living space, and diverse unit mix position this portfolio for stable occupancy and long-term performance.

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Additional Photos



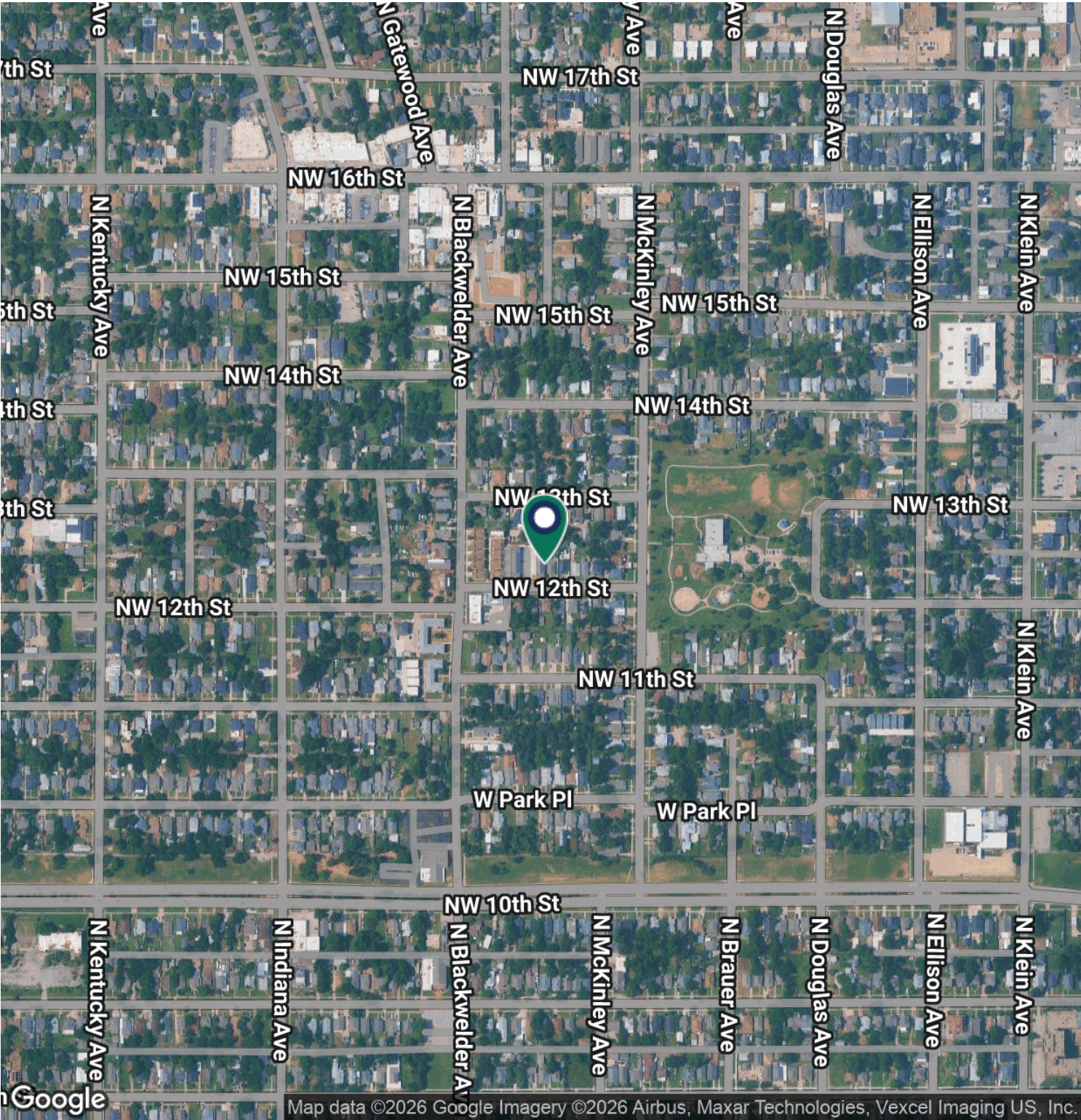
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Interior Photos



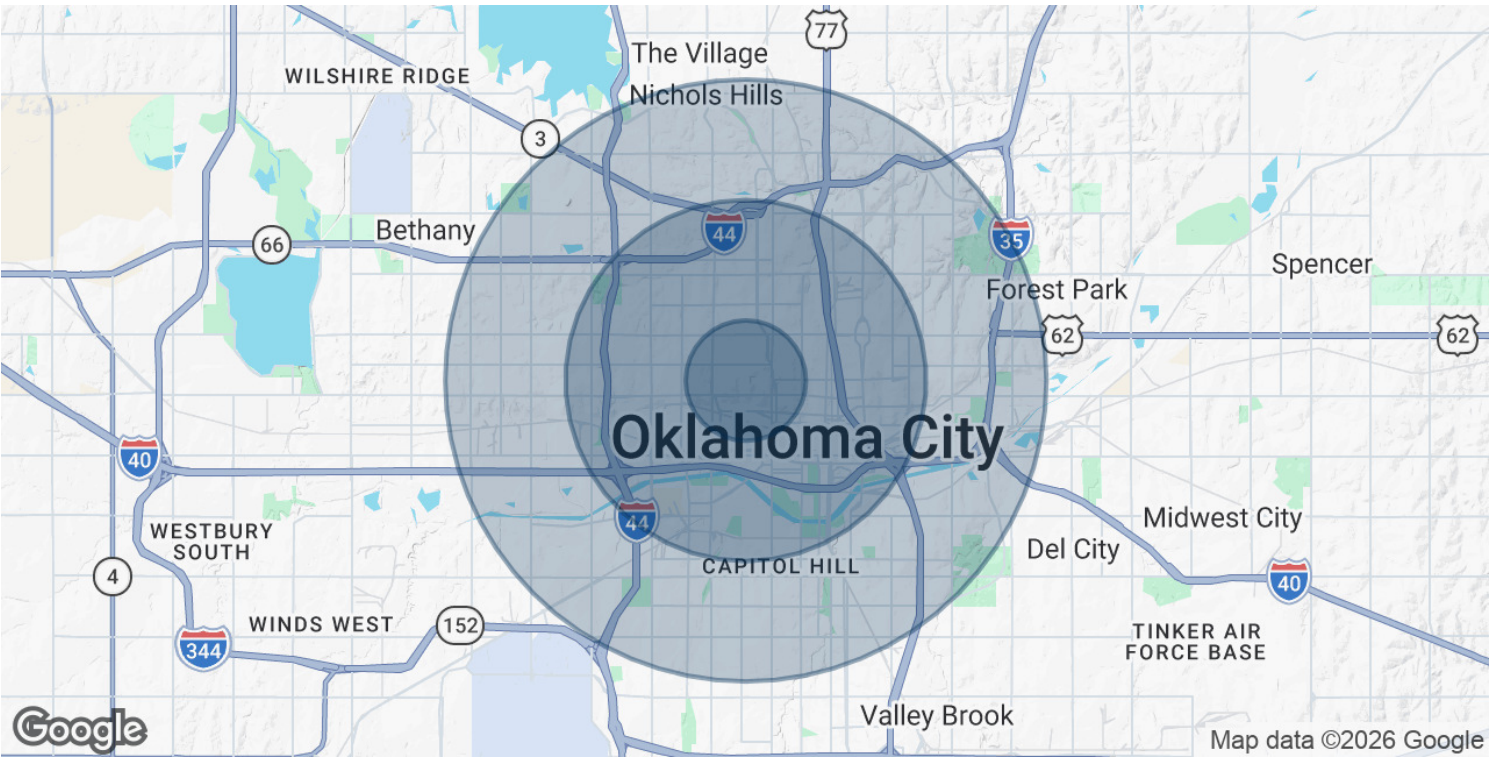
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Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	14,857	82,734	216,291
Average Age	32.9	34.6	34.0
Average Age (Male)	34.6	35.4	34.3
Average Age (Female)	31.8	34.4	34.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,728	37,689	90,043
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$95,965	\$82,152	\$75,599
Average House Value	\$277,807	\$228,742	\$202,602

2023 American Community Survey (ACS)

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