

Multifamily Complex (10 Units) For Sale

706 Mason Terrace | Perry, GA



Bldg Size: 9,000 sf (2 story)

Units: 10 units. Each unit has 2 bedrooms, 1 full bath and 2 half baths

Lot Size: 0.73 acres

Built: 1991

Exterior: Stucco

Zoning: C-1

Utilities: Electric

Notes: All units have NEW HVAC.

Each unit has its own laundry room.

See Operating/Income Statement on reverse.

Complex is convenient to I-75, downtown Perry, restaurants and entertainment.

Sale Price: \$375,000

For information, contact:

Trip Wilhoit, CCIM, ALC **Patty Burns, CCIM, ALC**

478.803.4121

478.803.4120

trip@fickling.com

patty@fickling.com

See detailed property information at www.Fickling.com

Commercial Division
577 Mulberry Street
P.O. Box 310
Macon, GA 31202
(478) 746-9421
(478) 742-2015 FAX
info@fickling.com EMAIL
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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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& COMPANY**
A Full Service Real Estate Company

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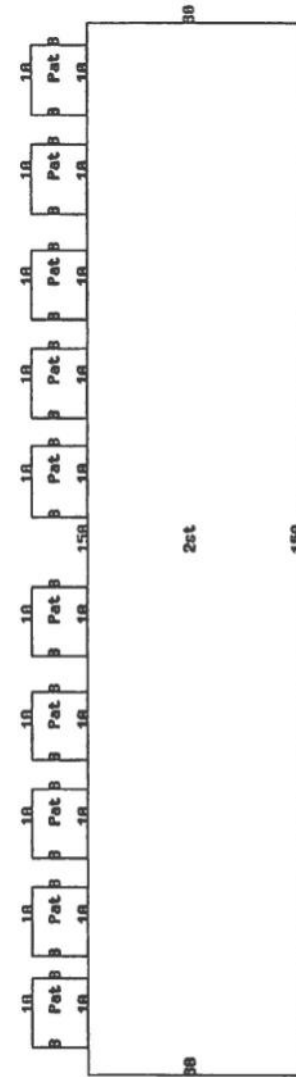
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	Pro Forma				Actual			
	Monthly Rent	Units	Monthly Income	Annual Rent	Monthly Rent	Units	Monthly Income	Annual Rent
2 Bedroom	\$550.00	10	\$5,500.00	\$66,000.00	\$500.00	9	\$4,500.00	\$54,000.00
					\$300.00	1	\$300.00	\$3,600.00
Potential Gross Income			\$5,500.00	\$66,000.00			\$4,800.00	\$57,600.00
Less Vacancy (5%)				\$3,300.00				\$2,880.00
Effective Gross Income				\$62,700.00				\$54,720.00
Less Expenses:								
Real Estate Taxes				\$4,971.00				\$4,971.00
Insurance				\$1,600.00				\$1,600.00
Maintenance				\$2,500.00				\$2,500.00
Utilities (water, sewer, trash)				\$5,000.00				\$5,000.00
Management (6% of EGI)				\$3,762.00				\$3,283.20
Total Expenses				\$17,833.00				\$17,354.20
NET OPERATING INCOME				\$44,867.00				\$37,365.80



9,000 sf total
(4,500 per floor)
10 Units

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