

NEIGHBORHOOD

LOCATION

SPACE TYPE

Located on the desirable border of Indian Village and West Village, this well-sited brick building is made up of four townhouse-style apartment units and has a certificate of compliance. With refinished original hardwood floors or carpet throughout, each three-bedroom/one-bath unit features a large living room, dining room, full private basement with separate furnaces, water heater and laundry. Units have been recently rehabbed using high-end contemporary finishes for beautiful, modern kitchens and gleaming subway-tiled bathrooms. The fourth unit has below-market rents, allowing a future owner to add immediate value.

PRICE	UNITS
\$495,000	4
CAP RATE	BUILDING SIZE
8%	5,992 SF

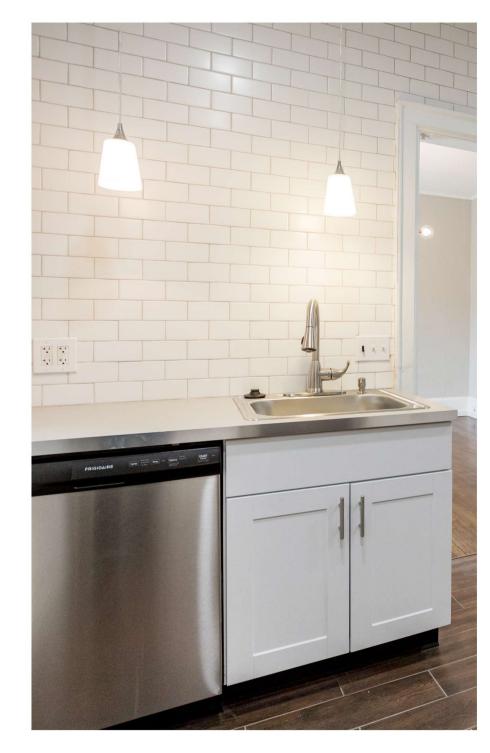
IN THE NEIGHBORHOOD

The Empowerment Plan, Sister Pie, Belle Isle, Red Hook, Marrow, Butzel Family Recreation Center, Saint Charles, Two Birds, Faircloth, Eugenie, Metropolitan Bar + Kitchen, Yum Village and growing.

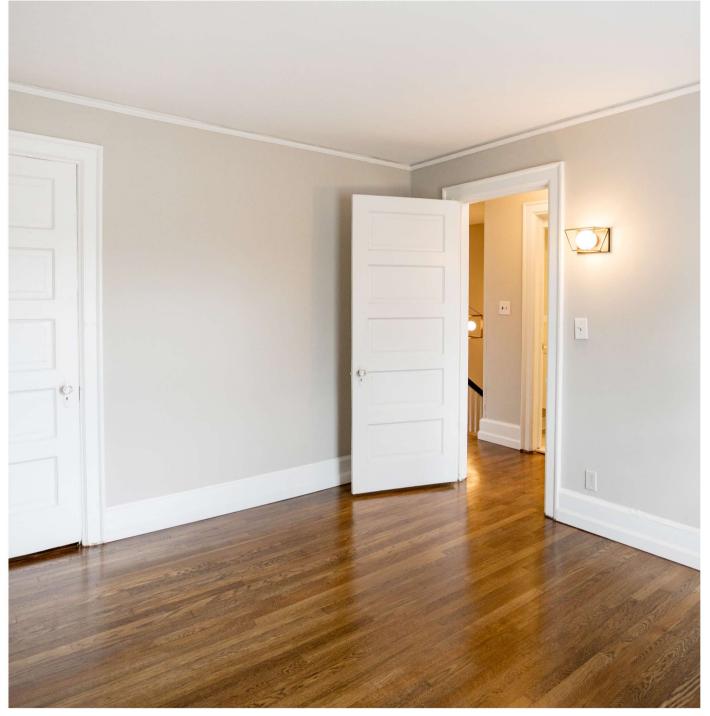
















8126 E Vernor

INDIAN VILLAGE

Pro Forma

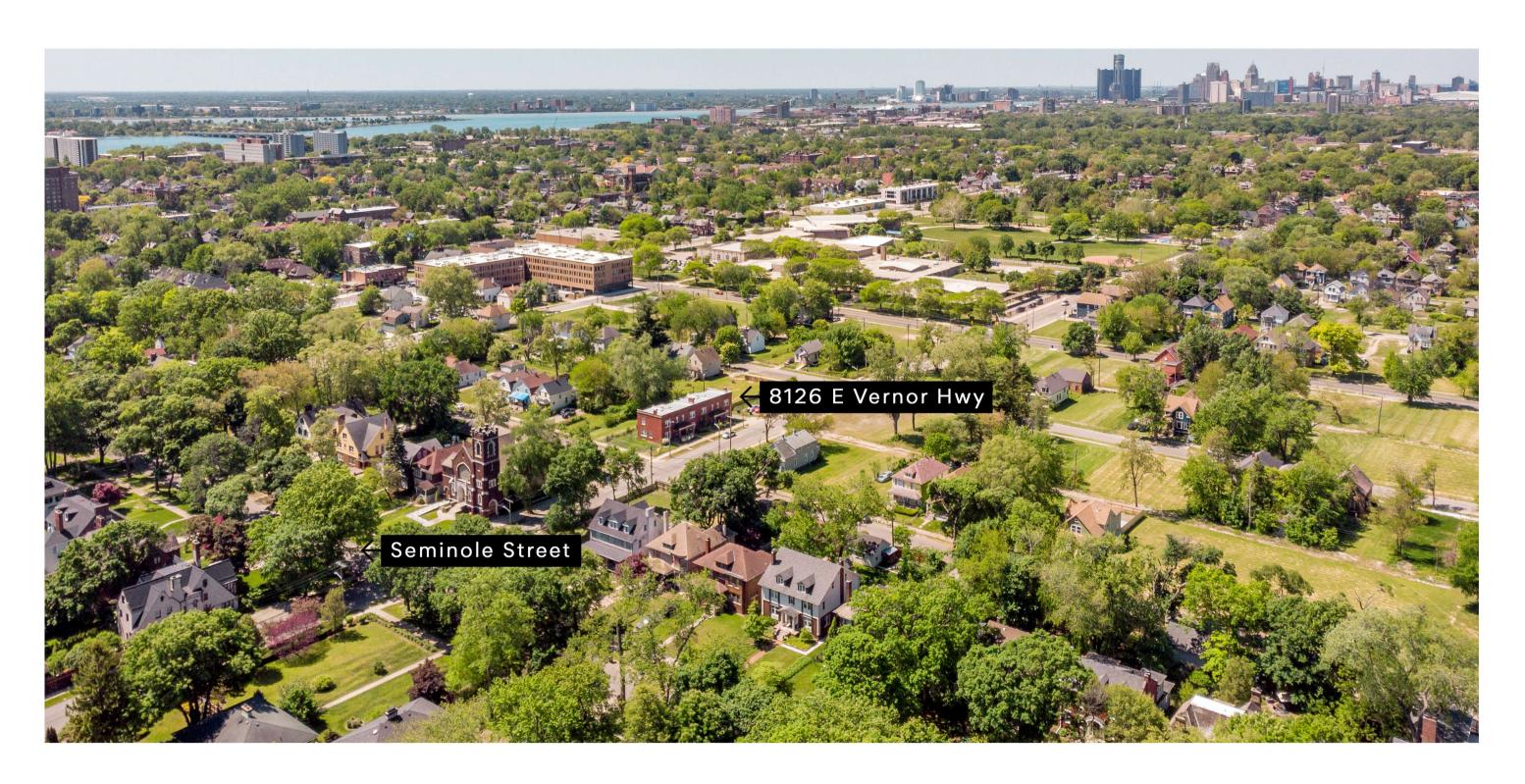
Apt #	Unit Type	SF	Current Rent	Lease Expiration
8126	3 Bed / 1 Bath	1,500	\$ 1,550	7/31/2023
8130	3 Bed / 1 Bath	1,500	\$ 750	Month to Month (Legacy tenant)
8138	3 Bed / 1 Bath	1,500	\$ 1,395	Month to Month
8142	3 Bed / 1 Bath	1,500	\$ 1,500	Recently Renovated and on the market for lease

Expenses	E	X	p	e	n	S	e	S	
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Administrative	\$ 200
Advertising & Promotions	\$ 200
Contracted Services	\$ 900
Gas	\$ O (Tenant Paid)
Electric	\$ O (Tenant Paid)
Management Fee (8%)	\$ 4,588
Repairs	\$ 1,550
Payroll / Commissions	\$ 2,400
Insurance	\$ 2,522
Taxes	\$ 3,120
Water	\$ 2,258

Totals

Gross Income	\$ 62,340
Total Expenses	\$ 17,738
Less Vacancy (8%)	(\$ 4,987)
NET Operating Income	\$ 39,615
Cap Rate	8%



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For more information about 8126 E Vernor Hwy, please contact O'Connor Real Estate

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