

Sandra L Fink & Associates Inc.
Presents
211 E. Mizpah Tonopah NV 89049
30 Units Townhome/ Apartments

Broker: Sandy Fink, CCIM
B.22765.Corp

Phone: (702) 376-7344

Email: sandy.fink77@gmail.com

Web: FinkCommercialRE.com

Address: 8275 S. Eastern St. 200-585
Las Vegas, Nevada 89123

Address: 211 E. Mizpah

County: Tonopah NV 89049

Number of Units: 30

Asking Price: \$2,100,000

NOI \$124,986.00

CAP: 5.85%

Property Location:

Located in Tonopah NV, just off the I-95, with

- There are 5 building in total, each unit is 2 story
- Unit are separately metered, Tenant pays their own utilities
- Each unit has their own parking
- 30 units are 2-bedroom and 1.5- bath.
- Each unit about 1100 square feet.
- Each unit has patio, Landry area ,fireplace, dishwasher,
- Living room, dining area, breakfast bar

Property Financial Information:

Gross Income: \$180,000

Vacancy -\$5,400 ** 3%

Effect Gross Income: \$174,600

Operating Expenses: -\$49,614.00

Net income \$124,986

The Expenses Included:

Taxes:	\$11,214.00
Insurance:	\$16,000
Utilities:	\$1,000
Landscaping	\$2,400
Management:	\$9,000 *** (5% fee)
Repair/maintains:	\$10,000
Operating expenses:	\$49,614.00

Notes:

The current rents are \$500.00 per month which is below the maker rent,

This is an added value sale.

With average rents running for a 1/1 \$700 and 2/1 \$800

This Performa below is at a rent increase to \$675.00 per unit

You may be able to go higher>>on rent.

Gross Income:	\$243,000
Vacancy (3%)	-\$7290
Effective Gross Income:	\$235,710
Operating Expenses:	-\$49,614
Net Income:	\$186,096
CAP Rate:	8.86%

*** Owner just reduced the Price looking to sale

*** may needs new roofs and paving of the street

Buyer to rely on its own due diligence, information given subject to change without notice. This information on the Performa best of our knowledge we make NO representation on the Rent and what you could increase to. Buyer to do all their own Due Diligence on everything we make no representation of condition of each unit.