



8620 Highway 71 S, Grannis, AR

## Property Information

|                 |                     |                |                            |
|-----------------|---------------------|----------------|----------------------------|
| Asking Price    | <b>\$180,000</b>    | County         | <b>Polk County</b>         |
| Property type   | <b>Multi family</b> | Subdivision    | <b>PARK ADD TO GRANNIS</b> |
| Total units     | <b>21</b>           | Construction   | <b>Frame</b>               |
| Total bedrooms  | <b>8</b>            | Roof           | <b>Shingle</b>             |
| Total bathrooms | <b>21</b>           | Water source   | <b>City</b>                |
| Building size   | <b>8227sq. ft.</b>  | Water disposal | <b>Sewer</b>               |
| Lot size        | <b>1.39 acres</b>   | Heating        | <b>Wall unit</b>           |
| Year built      | <b>1996</b>         | Cooling        | <b>Wall unit</b>           |

## Property Description

BLOWOUT PRICING!!! STEAL THIS MULTIFAMILY!! CASH COW!! INSANE POTENTIAL!! Under \$8700 per unit!!! Perfect property for Tyson Chicken Farm workers! Affordable housing. Tons of Potential. Roof is in good condition. 8 x 1bed/1bath units will rent at \$550/month and 13 x studios will rent at \$200/month. After all expenses, property will generate a 25%+ return on investment with management in place.





## Property Financial Summary

|                               |                  |                              |                  |
|-------------------------------|------------------|------------------------------|------------------|
| Asking price                  | <b>\$180,000</b> | Type                         | <b>Proforma</b>  |
| Estimated rehab               | <b>\$50,000</b>  | After repair value           | <b>\$330,000</b> |
| Total investment              | <b>\$230,000</b> | Potential profit             | <b>\$100,000</b> |
| Gross income (annually)       | <b>\$84,000</b>  | Gross income (monthly)       | <b>\$7,000</b>   |
| Operating expenses (annually) | <b>\$26,292</b>  | Operating expenses (monthly) | <b>\$2,191</b>   |
| Net income (annually)         | <b>\$57,708</b>  | Net income (monthly)         | <b>\$4,809</b>   |
| Gross return                  | <b>36.52%</b>    | Net return                   | <b>25.09%</b>    |

