



8620 Highway 71 S, Grannis, AR

Property Information

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

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

