



Net return: 12.1%

Turnkey Quads 1301 Evergreen Street, Amarillo, TX

Property Information

Asking Price	\$290,000	County	Potter County
Property type	Multi family	Subdivision	
Total units	8	Construction	Brick
Total bedrooms	16	Roof	Shingle
Total bathrooms	8	Water source	City
Building size	5394 sq. ft.	Water disposal	Sewer
Lot size	0.55 acres	Heating	Central Heat
Year built	1959	Cooling	Window A/C

Property Description

Great investment opportunity. Two quads on half an acre in a well populated area of Texas. Tons of industry in town. Property is fully occupied and is rented way below market value. Potential to increase rents to \$500-525. Solid brick construction. Roofs replaced in 2010. Tenant pay electric and gas. City water and sewer. Professional property management is available.



Property Financial Summary

Asking price	\$290,000	Type	Proforma
Gross income (annually)	\$48,000	Gross income (monthly)	\$4,000
Operating expenses (annually)	\$12,906	Operating expenses (monthly)	\$1,075
Net income (annually)	\$35,094	Net income (monthly)	\$2,925
Gross return	16.55%	Net return	12.10%

