



Property Highlights

- Well Maintained Deer Park Investment Property
- 7 – 2 Bed/1 Bath Units & 2 – 1 Bed/1 Bath Units
- On Site Laundry
- Large, Updated Units
- Upside on Rents
- Do Not Disturb Tenants




Offering Summary

- Sale Price: **\$1,090,000**
- Number of Units: 9
- Building Size: 6,276 SF
- Lot Size: .68 Acres
- NOI: \$87,929
- Cap Rate: 8.07%

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PHOTOS



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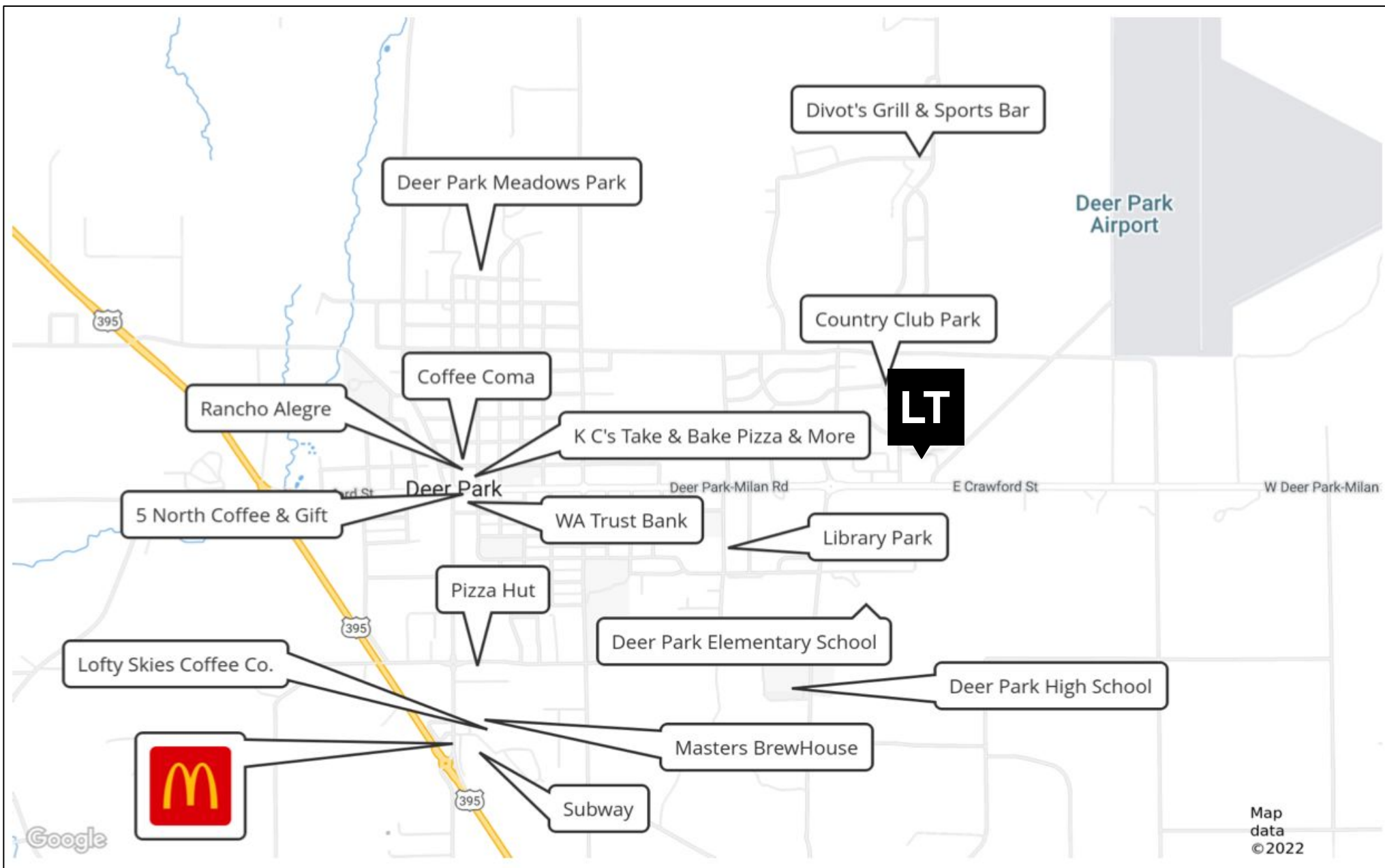
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MAP LOCATION



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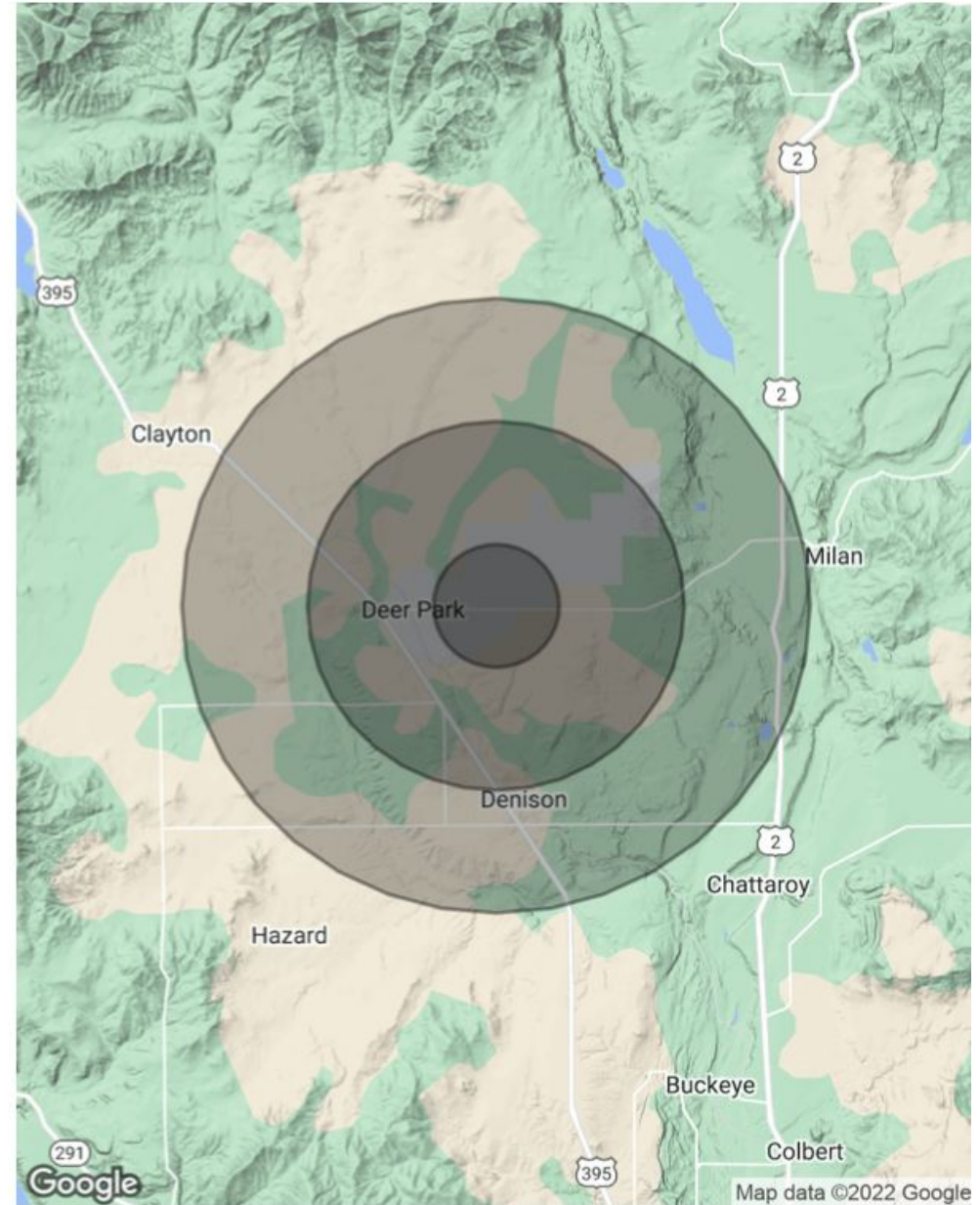
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,623	6,269	10,695
Average Age	35.3	39.9	42.5
Average Age (Male)	40.0	40.9	42.4
Average Age (Female)	32.1	38.9	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	683	2,687	4,511
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$72,384	\$63,139	\$66,427
Average House Value	\$505,040	\$294,410	\$341,268

* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LT Real Estate & Property Management in compliance with all applicable fair housing and equal opportunity laws.

