

SALE

5 UNIT APARTMENT COMPLEX

313 Sheridan Ave Plentywood, MT 59254



SALE PRICE

\$199,000

Nathan Matelich, SIOR, CCIM
(406) 781-6889

Michael Speidel
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OFFERING SUMMARY

Building Size:	3,592 SF
Lot Size:	0.318 Acres
Number of Units:	5
Price / SF:	\$55.40
Cap Rate:	11.1%
NOI:	\$22,090

PROPERTY OVERVIEW

- *5 Unit Apartment Complex
- *For Sale \$199,000
- *3,592 SF Building
- *0.318 Acres of Land
- *Built 1948/Remodeled 2010
- *5 Units Rented @ \$600/mo
- *Tenants Pay Electric

LOCATION OVERVIEW

Well maintained 5 plex in Plentywood, MT for sale. Currently 100% occupied with 3 units on the main floor and 2 in the basement. Includes onsite laundry that is a free service to the tenants, but could be converted to coin-op. Electrical and plumbing in 5 plex has been completely redone. New roof in 2009.

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Annual Property Operating Data

Property Name 313 Sheridan St, Plentywood
 Location _____
 Type of Property Multifamily
 Size of Property 5 Units
 Purpose of analysis Purchase

Purchase Price _____
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages _____
 Equals Initial Investment _____

Assessed/Appraised Values
 Land 0 15%
 Improvements 0 85%
 Personal Property 0 0%
 Total 0 100%

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period
1st	_____	_____	<u>12</u>	_____	_____
2nd	_____	_____	<u>12</u>	_____	_____

Adjusted Basis as of 12-Mar-26

	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME			<u>36,000</u>	<u>5 Leases @ \$600/mo</u>
2 Less: Vacancy & Cr. Losses		(5.0% of PRI)	<u>3,600</u>	
3 EFFECTIVE RENTAL INCOME			<u>32,400</u>	<u>Actual Rent Collected</u>
4 Plus: Other Income (collectable)				
5 GROSS OPERATING INCOME			<u>32,400</u>	
OPERATING EXPENSES:				
7 Real Estate Taxes		<u>1,835</u>		<u>2025 Actual</u>
8 Vacancy & Credit Loss				
9 Property Insurance		<u>2,500</u>		<u>2025 Actual</u>
10 Off Site Management				
11 Payroll				
12 Expenses/Benefits				
13 Taxes/Worker's Compensation				
14 Repairs and Maintenance		<u>1,800</u>		<u>2025 Actual</u>
Utilities:				
15 Gas		<u>2,000</u>		<u>2025 Actual</u>
16 Electric				
17 Water/Sewer		<u>2,175</u>		<u>2025 Actual</u>
18				
19 Accounting and Legal				
20 Licenses/Permits				
21 Advertising				
22 Supplies				
23 Miscellaneous Contract Services:				
24				
25				
26				
27				
28				
29 TOTAL OPERATING EXPENSES			<u>10,310</u>	
30 NET OPERATING INCOME			<u>22,090</u>	<u>11.1% Cap Rate @ \$199,000</u>
31 Less: Annual Debt Service			<u>-</u>	
32 Less: Participation Payments (from Assumptions)			<u>-</u>	
33 Less: Leasing Commissions			<u>-</u>	
34 Less: Funded Reserves			<u>-</u>	
35 CASH FLOW BEFORE TAXES			<u>22,090</u>	

Authored by Gary G. Tharp, CCIM Copyright© 2004 by the CCIM Institute

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: Buyer

Prepared by: Seller

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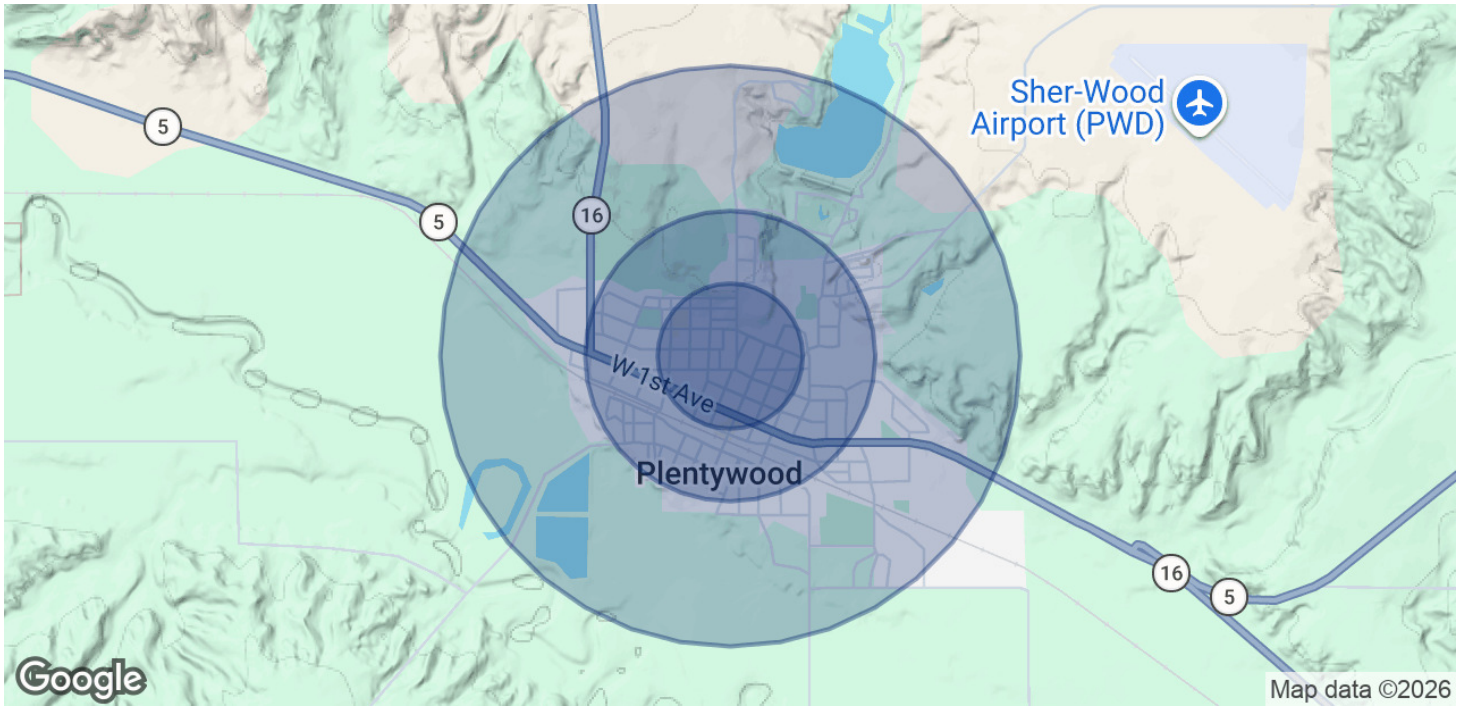


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	5	22	77
Average Age	69.6	55.9	51.6
Average Age (Male)	69.4	55.7	51.3
Average Age (Female)	69.1	55.5	51.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	3	12	43
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$86,618	\$76,611	\$69,511
Average House Value	\$252,611	\$178,164	\$159,205

2020 American Community Survey (ACS)

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