

# 12 UNITS

21 S 26TH ST(21 1/2 S 26TH)

Billings, MT 59101



## OFFERING SUMMARY

Sale Price:	\$500,000
Number of Units:	12
11 Unit Boarding House Apartment/ Duplex	11 rooms 1 room/ 1 office 2392 SF
NOI:	\$38,434.00
Cap Rate:	7.69%

## PROPERTY DESCRIPTION

11 unit Boarding House

\*Shared bathroom areas, and furnished sleeping rooms. (Bed, dresser, microwave, mattress )

\*Seller has 90% of materials purchased for new roof

\*All units month to month

\*All male tenants currently with several long term tenants

\*2 Bathrooms / 2 Separate shower rooms

\*Washer and Dryer - \$1 each wash/dry ( \$200 month variable )

\*Pop Machine - owner fills - \$1 can

\*Owner managed for \$1000 month for around 10 hrs month minimal duties

\*Built 1900, remodels over the years, lots within last 12 months

1 Apartment / Office Duplex:

\*1 renter side great for possible manager

\*Office side is for owner - could be converted

\* SF to be confirmed - County records need updated

Perks:

\*Low income housing in high demand

\*Food Hut conveys and was previously leased for small food company

\*Food truck from Salvation army comes each day and they can get one free meal

\*Landlocked neighbors may sell as well.

Shaylee Green CCIM

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# SALE

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SUITE	BEDROOMS	SIZE SF	RENT	MONTHLY RENT / SF	SECURITY DEPOSIT
1 down	1	120 SF	\$600	-	-
2 down	1	120 SF	\$500	-	-
3 down	1	120 SF	\$600	-	-
4 down	1	120 SF	\$500	-	-
5 down	1	120 SF	\$500	-	-
1 up	1	120 SF	\$650	-	-
2 up	1	120 SF	\$500	-	-
3 up	1	120 SF	\$550	-	-
4 up - Vacant	1	120 SF	-	-	-
5 up - Vacant	1	120 SF	-	-	-
6 up	1	120 SF	\$500	-	-
-	1	400 SF	\$650	-	-
<b>TOTALS</b>		<b>1,720 SF</b>	<b>\$5,550</b>	<b>\$0.00</b>	<b>\$0</b>
<b>AVERAGES</b>		<b>143 SF</b>	<b>\$555</b>	<b>\$NAN</b>	<b>\$NAN</b>

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## SHAYLEE GREEN CCIM

Broker

shaylee@cbcmontana.com

Direct: 406.208.7723 | Cell: 406.208.7723

### PROFESSIONAL BACKGROUND

Shaylee grew up in Billings, MT and has spent most of her life taking advantage of the amazing outdoor activities Montana has to offer, such as kayaking, rafting, snowboarding, riding dirt bikes, and camping in her RV with her 5 beautiful and very spunky children.

Because Shaylee loves people and economics she excels in Real Estate and has successfully completed over 150 transactions and has extensive knowledge of investment grade properties. Shaylee carries an average of 16-20 listings for sale and lease on a monthly basis.

Shaylee joined Coldwell Banker Commercial after realizing that her true passion is commercial real estate. Because Shaylee does what she loves, she feels like she will never have to "work" another day in her life. She is proud to be the only female on the Coldwell Banker Commercial team in an advanced career field and wishes to pioneer the way for other women who want to make a huge, positive impact in their community.

Volunteer work: Single Mothers, Nursing homes, Veterans, Third World countries, Disaster relief.

- "I work hard so I can be generous, as others have been generous to me."  
Shaylee Green

### EDUCATION

She is a Nationally licensed Realtor, Broker, and a Certified Commercial Investment Manager (CCIM) designee. This designation is the equivalent of a masters degree in commercial real estate. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

Shaylee Studied Theology at Yellowstone Christian College and Completed an A.A. in Christian studies with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings.

### MEMBERSHIPS

Notable transactions and clients:

\*Accumulated \$18,000,000 +/- in total sales.

\*Accumulated 1,507,200 sf leased retail, office, and industrial.

\*Billings Athletic Club - \$1,000,000 sale - 20,000 SF

\*\$3.5 Million - 80+ Bed Assisted Living Portfolio

\*Whalen Tire - \$1,165,000 Sale - 1 AC - 20,000 SF

1640 Lockwood - \$1,000,000 -10,080 SF - 2 AC

\*23 Unit Multifamily portfolio

\*Mobile home parks - 7+ Sales

\*Land sales - 3-5 parcels yearly average including recreational or commercial subdivisions

\*Estate sales with 6+ family members - 4 transactions.

\*Major Clients - Phillips 66, Brand Safeway, Lavish Salon Studios, Magic City Casino, 777 Fitness, Sissies Cleaning, Thrivent Financial, Polar Services, Mountain Mudd

\*Businesses sold - Montana Beauty Institute, Rae Rae's Bakery, Reliable Water Services, Ember and Indigo, Brookstone Monument, J-Wash Carwash.

#### CBS

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