

SALE

1651 KELBY DR

1651 Kelby Dr Billings, MT 59105



SALE PRICE

\$650,000

Nathan Matelich, CCIM

(406) 781-6889

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CBS

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Sale Price

\$650,000

OFFERING SUMMARY

Building Size:	4,368 SF
Lot Size:	17,162 SF
Number of Units:	4
Price / SF:	\$148.81
Year Built:	1974
Zoning:	NX2

PROPERTY OVERVIEW

- *4 Unit Apartment Complex
- *2 Bed, 1 Bath Units
- *3 Separate Garage Structures
- *Central Boiler System
- *Electric Metered Separately
- *In Unit Laundry
- *5 Yr Old Roof
- *Upgraded Decks & Electrical Panels
- *All New Windows and New Paint
- *Located in Quiet Cul-De-Sac

Note: Can be Purchased with 1620 Kelby Dr (4 Plex) for \$1,300,000

LOCATION OVERVIEW

1651 Kelby Dr is a recently remodeled 4 plex with updates made to multiple units. When landlord upgrades a unit, he takes the extra time to replace all items in the apartment are most likely to wear out or break to reduce overall maintenance of the property. Property qualifies for attractive secondary market, 30 year financing. Don't miss out on this attractive 4 plex in a great location!

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RENT ROLL

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SUITE	RENT	LEASE START
1	\$795	4/03/2018
2	\$750	7/20/2018
3	\$875	05/04/2022
4	-	-
TOTALS	\$2,420	
AVERAGES	\$807	

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EXPENSES

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1651 Kelby Dr

Annual Expenses

EXPENSE	UTILITIES	AMOUNT
Utilities	City Water	\$1,131.60
	Gas	\$1,130.25
	Public Works	\$1,648.34
TOTAL		\$3,910.19
Insurance		\$5,688
Property Taxes		\$4,622.26
TOTAL		\$14,220.45



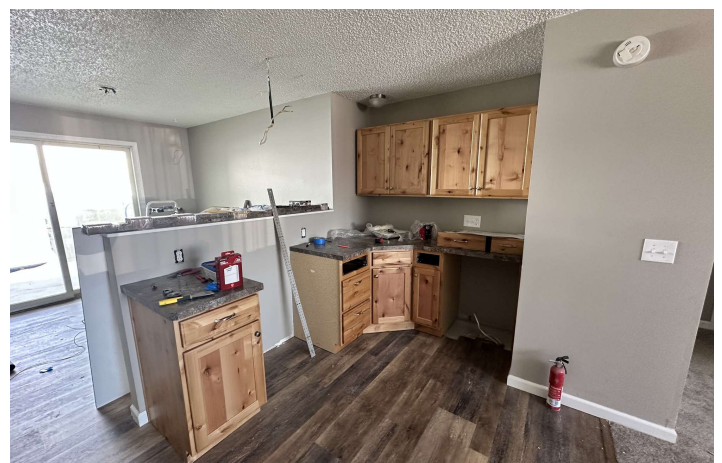
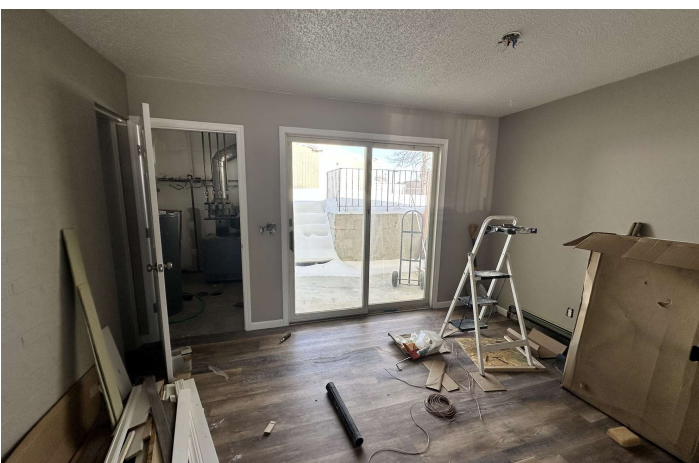
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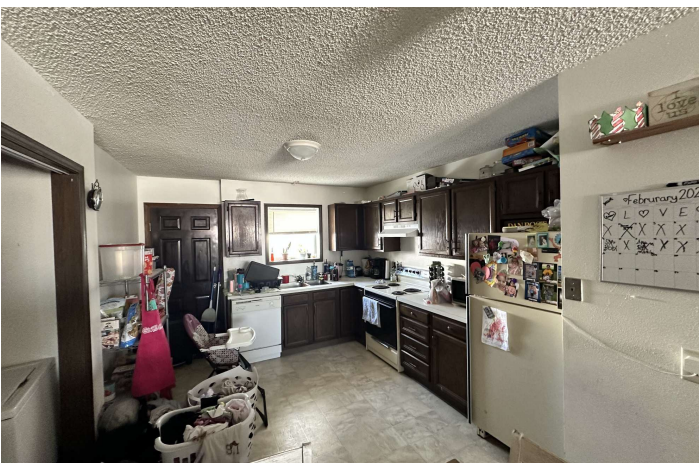
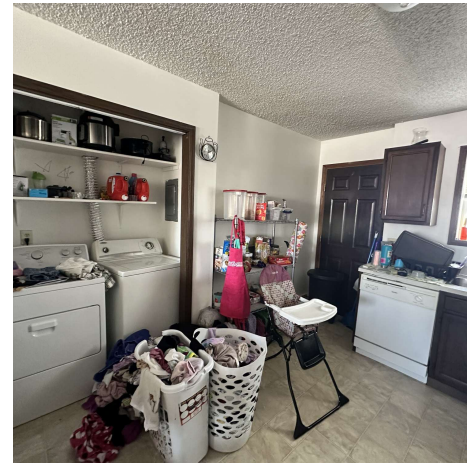
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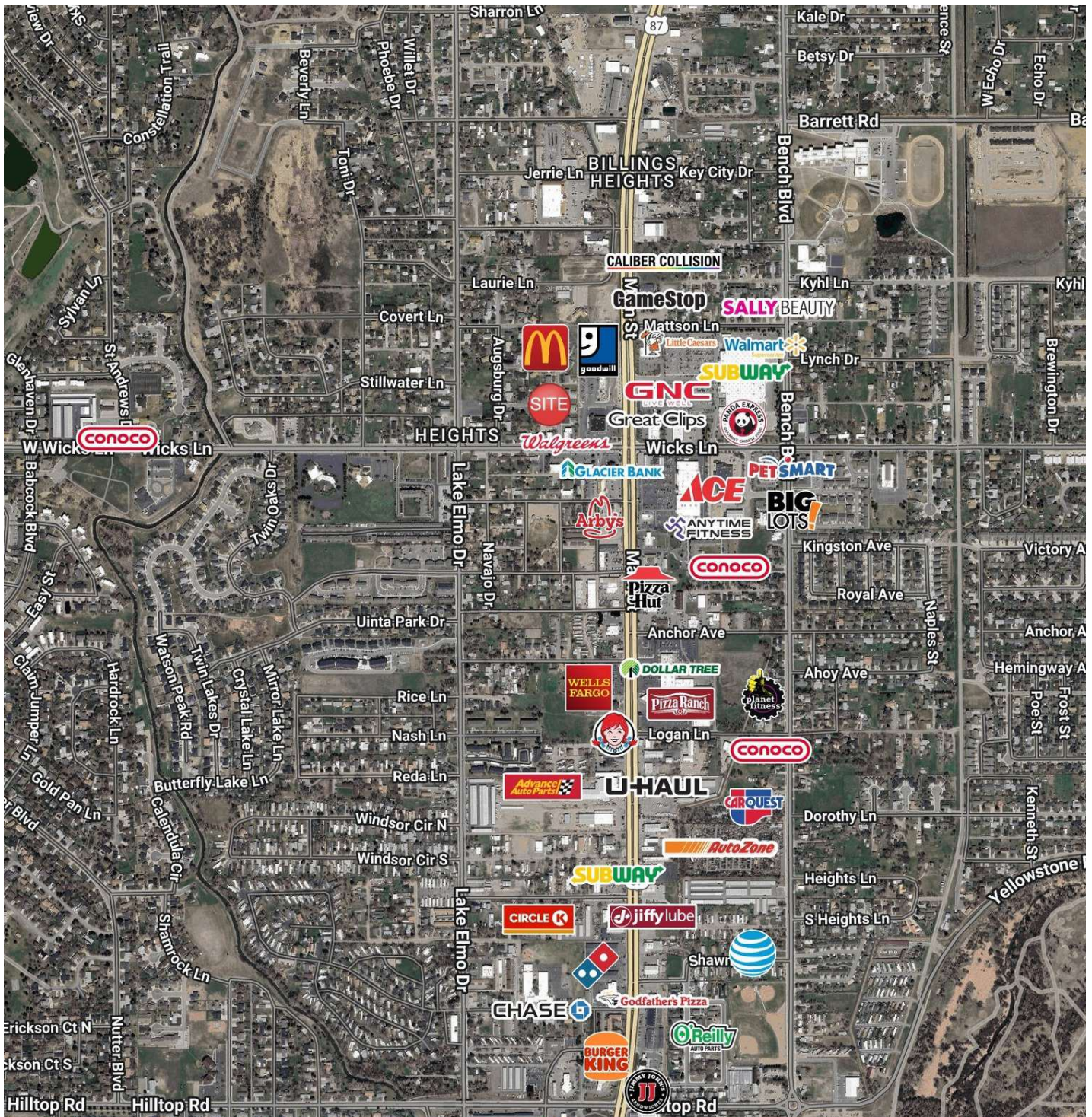


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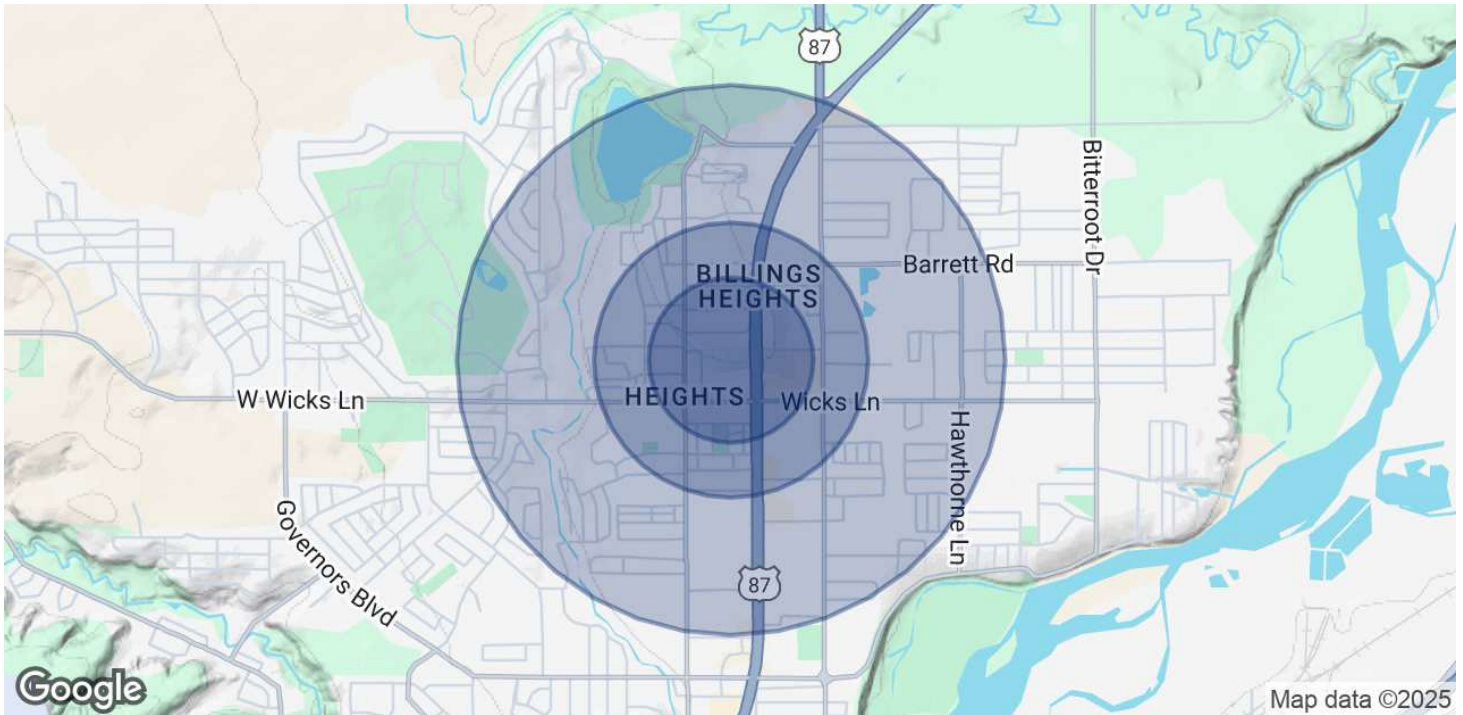


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	848	2,547	10,436
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	357	1,083	4,406
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$85,313	\$83,976	\$81,670
Average House Value	\$388,953	\$382,521	\$351,598

Demographics data derived from AlphaMap

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PO Box 1653
Billings, MT 59103

Owner Statement



Robert Downing

PO Box 309
Park City, MT 59063



Properties

RH030 - 1651 Kelby Drive -
1651 Kelby Drive
Billings, MT 59105

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
Beginning Cash Balance as of 01/01/2024							1,130.00
01/05/2024	Tyler J Fourstar	Receipt	3100031963	#1 - Rent Income - January 2024	790.00		1,920.00
01/05/2024	Tyler J Fourstar	Receipt	3100031963	#1 - Prepaid - Prepaid Any	5.00		1,925.00
01/09/2024	Montana Dakota Utilities	Check	11792	Natural Gas - 74091940903		180.91	1,744.09
01/14/2024	Diona J. Buck	CC receipt	B3EA-5A90	#3 - Prepaid - Online Payment	150.00		1,894.09
01/15/2024	Tailwind Management LLC	Check	11806	Management Fees - Management Fees for 01/2024		133.60	1,760.49
01/16/2024	Andy N. Schwab	Receipt	1020	#2 - Rent Income - January 2024	750.00		2,510.49
01/16/2024	Andy N. Schwab	Receipt	1020	#2 - Prepaid - Prepaid Any	75.00		2,585.49
01/18/2024	Tailwind Management LLC	Check	11810	Management Fees - Management Fees for 01/2024		60.00	2,525.49
01/18/2024	Robert Downing	ACH payment		Owner Distribution - Owner payment for 01/2024		2,045.49	480.00
01/26/2024	Diona J. Buck	CC receipt	D11C-C570	#3 - Prepaid - Online Payment	725.00		1,205.00
02/02/2024	Tyler J Fourstar	Receipt	3100033001	#1 - Rent Income - February 2024	790.00		1,995.00
02/02/2024	Tyler J Fourstar	Receipt	3100033001	#1 - Prepaid - Prepaid Any	5.00		2,000.00
02/13/2024	Andy N. Schwab	Receipt	1021	#2 - Rent Income - February 2024	675.00		2,675.00
02/13/2024	Andy N. Schwab	Receipt	1021	#2 - Prepaid - Prepaid Any	25.00		2,700.00
02/13/2024	Tailwind Management LLC	Check	11836	Management Fees - Management Fees for 02/2024		193.60	2,506.40
02/13/2024	Montana Dakota Utilities	Check	11842	Natural Gas - 74091940903		236.34	2,270.06
02/19/2024	Robert Downing	ACH payment		Owner Distribution - Owner payment for 02/2024		1,990.06	280.00
02/23/2024	Diona J. Buck	CC receipt	581A-74C0	#3 - Prepaid - Online Payment	875.00		1,155.00
03/01/2024	Tyler J Fourstar	Receipt	3100035176	#1 - Rent Income - March 2024	790.00		1,945.00
03/01/2024	Tyler J Fourstar	Receipt	3100035176	#1 - Prepaid - Prepaid Any	5.00		1,950.00
03/11/2024	Montana Dakota Utilities	Check	11876	Natural Gas - 74091940903		165.66	1,784.34
03/13/2024	Andy N. Schwab	Receipt	1023	#2 - Rent Income - March 2024	725.00		2,509.34
03/18/2024	Tailwind Management LLC	Check	11891	Management Fees - Management Fees for 03/2024		193.60	2,315.74

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
03/19/2024	Robert Downing	ACH payment		Owner Distribution - Owner payment for 03/2024		2,060.74	255.00
03/24/2024	Diona J. Buck	CC receipt	356C-9950	#3 - Prepaid - Online Payment	875.00		1,130.00
04/01/2024	Tyler J Fourstar	Receipt	3100037166	#1 - Rent Income - April 2024	790.00		1,920.00
04/01/2024	Tyler J Fourstar	Receipt	3100037166	#1 - Prepaid - Prepaid Any	5.00		1,925.00
04/11/2024	Andy N. Schwab	Receipt	1025	#2 - Rent Income - April 2024	750.00		2,675.00
04/11/2024	Andy N. Schwab	Receipt	1025	#2 - Prepaid - Prepaid Any	50.00		2,725.00
04/17/2024	Montana Dakota Utilities	Check	11917	Natural Gas		145.02	2,579.98
04/17/2024	Tailwind Management LLC	Check	11938	Management Fees - Management Fees for 04/2024		193.60	2,386.38
04/18/2024	Robert Downing	ACH payment		Owner Distribution - Owner payment for 04/2024		2,081.38	305.00
04/19/2024	Diona J. Buck	CC receipt	D4B6-0340	#3 - Prepaid - Online Payment	875.00		1,180.00
04/30/2024	Tyler J Fourstar	Receipt	3100039253	#1 - Prepaid - Prepaid Any	795.00		1,975.00
05/04/2024	Diona J. Buck	CC receipt	6406-7060	#3 - Prepaid - Online Payment	300.00		2,275.00
05/14/2024	Montana Dakota Utilities	Check	11962	Natural Gas		98.13	2,176.87
05/17/2024	Tailwind Management LLC	Check	11969	Management Fees - Management Fees for 05/2024		137.60	2,039.27
05/19/2024	Robert Downing	ACH payment		Owner Distribution - Owner payment for 05/2024		1,484.27	555.00
05/30/2024	Tyler J Fourstar	Receipt	3100041248	#1 - Prepaid - Prepaid Any	795.00		1,350.00
05/31/2024	Diona J. Buck	CC receipt	E8BB-3FD0	#3 - Prepaid - Online Payment	575.00		1,925.00
06/10/2024	Andy N. Schwab	Receipt	1031	#2 - Rent Income - May 2024	700.00		2,625.00
06/10/2024	Andy N. Schwab	Receipt	1031	#2 - Rent Income - June 2024	750.00		3,375.00
06/14/2024	Montana Dakota Utilities	Check	12018	Natural Gas - 7409194090		58.92	3,316.08
06/15/2024	Tailwind Management LLC	Check	12031	Management Fees - Management Fees for 06/2024		249.60	3,066.48
06/19/2024	Robert Downing	ACH payment		Owner Distribution - Owner payment for 06/2024		2,811.48	255.00
06/29/2024	Diona J. Buck	CC receipt	E7C9-5530	#3 - Prepaid - Online Payment	875.00		1,130.00
07/05/2024	Tyler J Fourstar	Receipt	3100043987	#1 - Rent Income - July 2024	790.00		1,920.00
07/05/2024	Tyler J Fourstar	Receipt	3100043987	#1 - Prepaid - Prepaid Any	5.00		1,925.00
07/08/2024	Tailwind Management LLC	Check	12044	Management Fees - Management Fees for 07/2024		133.60	1,791.40
07/08/2024	Montana Dakota Utilities	Check	12051	Natural Gas - 7409194090		24.61	1,766.79
07/17/2024	Robert Downing	ACH payment		Owner Distribution - Owner payment for 07/2024		1,511.79	255.00
07/23/2024	Andy N. Schwab	CC receipt	64A6-68D0	#2 - Rent Income - July 2024	750.00		1,005.00
07/26/2024	Diona J. Buck	CC receipt	52A9-1930	#3 - Prepaid - Online Payment	875.00		1,880.00
07/31/2024	Andy N. Schwab	CC receipt	F22B-2DC0	#2 - Prepaid - Online Payment	750.00		2,630.00
08/02/2024	Tyler J Fourstar	Receipt	3100045987	#1 - Rent Income - August 2024	790.00		3,420.00
08/02/2024	Tyler J Fourstar	Receipt	3100045987	#1 - Prepaid - Prepaid Any	5.00		3,425.00
08/15/2024	Tailwind Management LLC	Check	12094	Management Fees - Management Fees for 07/2024		60.00	3,365.00
08/15/2024	Tailwind Management LLC	Check	12094	Management Fees - Management Fees for 08/2024		193.60	3,171.40
08/15/2024	Montana Dakota	Check	12110	Natural Gas		25.43	3,145.97

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
Utilities							
08/19/2024	Robert Downing	ACH payment		Owner Distribution - Owner payment for 08/2024		2,890.97	255.00
08/23/2024	Diona J. Buck	CC receipt	7C9A-D4A0	#3 - Prepaid - Online Payment	875.00		1,130.00
09/01/2024	Andy N. Schwab	CC receipt	7485-5640	#2 - Rent Income - September 2024	750.00		1,880.00
09/04/2024	Tyler J Fourstar	Receipt	3100047982	#1 - Rent Income - September 2024	790.00		2,670.00
09/04/2024	Tyler J Fourstar	Receipt	3100047982	#1 - Prepaid - Prepaid Any	5.00		2,675.00
09/12/2024	Montana Dakota Utilities	Check	12157	Natural Gas - 74091940903		20.61	2,654.39
09/12/2024	Tailwind Management LLC	Check	12166	Management Fees - Management Fees for 09/2024		193.60	2,460.79
09/19/2024	Robert Downing	ACH payment		Owner Distribution - Owner payment for 09/2024		2,205.79	255.00
09/26/2024	Diona J. Buck	CC receipt	4E0F-1BD0	#3 - Prepaid - Online Payment	400.00		655.00
10/01/2024	Andy N. Schwab	CC receipt	7F0D-C7E0	#2 - Rent Income - October 2024	750.00		1,405.00
10/04/2024	Diona J. Buck	CC receipt	89DD-6360	#3 - Rent Income - October 2024	475.00		1,880.00
10/04/2024	Tyler J Fourstar	Receipt	3100050193	#1 - Rent Income - October 2024	790.00		2,670.00
10/04/2024	Tyler J Fourstar	Receipt	3100050193	#1 - Prepaid - Prepaid Rent Income	5.00		2,675.00
10/16/2024	Tailwind Management LLC	Check	12181	Management Fees - Management Fees for 10/2024		193.60	2,481.40
10/16/2024	Montana Dakota Utilities	Check	12194	Natural Gas - 74091940903		25.02	2,456.38
10/19/2024	Robert Downing	ACH payment		Owner Distribution - Owner payment for 10/2024		2,201.38	255.00
11/01/2024	Andy N. Schwab	CC receipt	F8C0-4990	#2 - Rent Income - November 2024	750.00		1,005.00
11/01/2024	Diona J. Buck	CC receipt	7611-3830	#3 - Rent Income - November 2024	875.00		1,880.00
11/01/2024	Tyler J Fourstar	Receipt	3100052027	#1 - Rent Income - November 2024	790.00		2,670.00
11/01/2024	Tyler J Fourstar	Receipt	3100052027	#1 - Prepaid - Prepaid Rent Income	5.00		2,675.00
11/06/2024	Montana Dakota Utilities	Check	12217	Natural Gas - 7409194090		35.93	2,639.07
11/19/2024	Tailwind Management LLC	Check	12244	Management Fees - Management Fees for 11/2024		193.60	2,445.47
11/19/2024	Robert Downing	ACH payment		Owner Distribution - Owner payment for 11/2024		2,190.47	255.00
11/29/2024	Diona J. Buck	CC receipt	7119-8470	#3 - Prepaid - Online Payment	875.00		1,130.00
12/01/2024	Andy N. Schwab	CC receipt	534F-2980	#2 - Rent Income - December 2024	750.00		1,880.00
12/04/2024	Tyler J Fourstar	Receipt	3100054083	#1 - Rent Income - December 2024	790.00		2,670.00
12/04/2024	Tyler J Fourstar	Receipt	3100054083	#1 - Prepaid - Prepaid Association Dues	5.00		2,675.00
12/10/2024	Montana Dakota Utilities	Check	12300	Natural Gas		113.67	2,561.33
12/17/2024	Tailwind Management LLC	Check	12309	Management Fees - Management Fees for 12/2024		193.60	2,367.73
12/19/2024	Robert Downing	ACH payment		Owner Distribution - Owner payment for 12/2024		2,112.73	255.00
12/30/2024	Diona J. Buck	CC receipt	4347-A0F0	#3 - Prepaid - Online Payment	875.00		1,130.00
				Ending Cash Balance			1,130.00
Total					29,040.00	29,040.00	

Property Cash Summary

Required Reserves	250.00
Prepayments	880.00
Work Order Estimates	0.00

Balance Sheet

Properties: RH030 - 1651 Kelby Drive - 1651 Kelby Drive Billings, MT 59105

As of: 12/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Account	1,130.00
Reserve Account	2,420.00
Total Cash	3,550.00
TOTAL ASSETS	3,550.00
LIABILITIES & CAPITAL	
Liabilities	
Security Deposits	2,420.00
Prepaid	880.00
Total Liabilities	3,300.00
Capital	
Owner Distribution	-149,711.77
Calculated Retained Earnings	25,586.55
Calculated Prior Years Retained Earnings	124,375.22
Total Capital	250.00
TOTAL LIABILITIES & CAPITAL	3,550.00

Cash Flow

Tailwind Management LLC

Properties: RH030 - 1651 Kelby Drive - 1651 Kelby Drive Billings, MT 59105

Owned By: Robert Downing

Date Range: 01/01/2024 to 12/31/2024

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Rent Income	29,040.00	100.00	29,040.00	100.00
Total Operating Income	29,040.00	100.00	29,040.00	100.00
Expense				
Management Fees	2,323.20	8.00	2,323.20	8.00
Natural Gas	1,130.25	3.89	1,130.25	3.89
Total Operating Expense	3,453.45	11.89	3,453.45	11.89
NOI - Net Operating Income				
	25,586.55	88.11	25,586.55	88.11
Total Income	29,040.00	100.00	29,040.00	100.00
Total Expense	3,453.45	11.89	3,453.45	11.89
Net Income	25,586.55	88.11	25,586.55	88.11
Cash Flow				
	25,586.55		25,586.55	
Beginning Cash				
	1,130.00		1,130.00	
Beginning Cash + Cash Flow	26,716.55		26,716.55	
Actual Ending Cash	1,130.00		1,130.00	