

Type	Multifamily Garden/Low-Rise
No. Units	10
Building Size	10,000
Lot Size	12,000 SF
Occupancy	90.00%
List Price	\$600,000
Price/Unit	\$60,000
Price/Square Foot	\$60.00
GRM	6.67
CAP	8.69%
Year Built	1996
No. Buildings	2
No. Parking Spaces/Ratio	20 / 2
Building/Location Class	B / A



## Property Descriptions

<b>Construction</b>	Two Garden Style Apartments with attractive brick and Hardiplank construction with pitched composition asphalt roofs.
<b>Utilities</b>	The property is separately metered for electricity with the tenants paying electricity direct to a utility provider. The property is master metered for water. Each unit is served by its own 55-gallon hot water heater.
<b>Amenities</b>	Park like setting with lots of mature oak trees, shrubbery and seasonal flowers. Automatic irrigation. Concrete parking lot with ample surface parking.
<b>Area</b>	The ABC Apartments is located in the Fairmount submarket, an excellent close-in location south Salem with great access to employment and services. The Pringle School District is highly desirable.
<b>Highlights</b>	Upside in Rents - Best Multifamily Property in Fairmount Submarket - Extensive Capital Improvements Past 5 Years - First Time on Market - Super Unit Mix - Well-Maintained - No rent Control



**ABC Realty**  
**1212 Oak St**  
**Salem, OR 97306**  
**Your Name Here, [your phone 1], [your email]**  
**Add Your Assistant Info Here**