

# Casa del Rio

24 Unit Apartment Building For Sale

# 723 W. Lewis

Pocatello, Idaho



### Casa del Rio Apartments:

- 24 units
- 13 1 bedroom units
- 11 studio units
- Built in 1940's
- Spanish Style Construction



**\$399,000**  
**\$16,625/unit**

### Broker's Proforma

Broker's Proforma	
Annual Gross Potential Rent	\$ 87,000
Less: Vacancy (10%)	\$ (8,700)
Total Income	\$ 78,300
Less: Operating Expenses	\$ (40,170)
Net Operating	\$ 38,130
CAP Rate	9.56%
<b>Price</b>	<b>\$ 399,000</b>
<b>Proposed Financing:</b>	
Down Payment (30%)	\$ 119,700
Amount Financed	\$ 279,300
Interest Rate (20 yr amrt)	6.50%
Annual Debt Service	\$ 24,854
Annual Cashflow	\$ 13,276
Cash On Cash Return	11.09%



## Nancy Lemas

KW Commercial-Commercial Northwest

(208) 344-0288 phone (208) 344-0287 fax

(208) 250-3376 cell (208) 344-6275 direct

Nancy@commercialnw.com www.commercialnw.com

