
Brickstone Apartments LLC

2805 30th St

Unit		Rent	
11	2/1.5	\$	800
12	2/1.5	\$	850
13	Studio	\$	550
14	1/1.	\$	750
15	2/1.5	\$	750
16	2/1.5	\$	750
21	2/1.5	\$	750
22	2/1.5	\$	800
23	Studio	\$	600
24	1/1.	\$	790
25	2/1.	\$	750
26	2/1.5	\$	725
31	2/1.5	\$	900
32	2/1.5	\$	725
33	Studio	\$	650
34	1/1.	\$	750
35	2/1.5	\$	850
36	2/1.5	\$	850
		\$	13,590

2910 Arnold Rd

Unit		Rent	
11	1/1.	\$	740
12	2/1.5	\$	725
13	Studio	\$	600
14	2/1.5	\$	800
21	1/1.	\$	750
22	2/1.5	\$	750
23	Studio	\$	650
24	2/1.5	\$	800
31	1/1.	\$	650
32	2/1.5	\$	775
33	Studio	\$	625
34	2/1.5	\$	750
		\$	8,615

Garages

Unit		Rent	
1		\$	60
2		\$	60
3		\$	60
4		\$	60
5		\$	60
6		\$	60
7		\$	60
8		\$	80
9		\$	60
10		\$	60
11		\$	60
12		\$	60
13		\$	50
14		\$	60
15		\$	60
16		\$	50
		\$	960

Coin Laundry Machines	\$	1,000
Total Income	\$	24,165

2805/2910 30th st Des Moines IA 50310 30 Units / 16 Garages

10/31/22

Financials

Operating Expenses:

	Month	Annual
Property Taxes	\$ 3,030.00	\$ 36,360.00
Insurance	\$ 287.50	\$ 3,450.00
Water	\$ 2,156.00	\$ 25,872.00
Trash	\$ 228.48	\$ 2,741.76
Electricity	\$ 487.00	\$ 5,844.00
Maintenance 7%	\$ 1,691.55	\$ 20,298.60
Management 5%	\$ 1,208.25	\$ 14,499.00
Total OPEX	\$ 9,088.78	\$ 109,065.36

Income:

	Month	Annual
Gross Income	\$ 24,165.00	\$ 289,980.00
Total OPEX	\$ (9,088.78)	\$ (109,065.36)
Net Income	\$ 15,076.22	\$ 180,914.64

Current Property Value Base on a 7.9% Cap rate: \$ 2,290,058.73
 (Base on Income Approach evaluation)

Asking Price AS IS \$ 2,200,000.00