

PRICE REDUCED!



**510 Montrose Avenue
Royal Oak, Michigan**



Exceptional Investment Opportunity

**Close to Downtown
Royal Oak, Oakland Mall,
And I-75 & I-696**

Covered Car Ports

Extra Visitor Parking

Storage Facilities for each Unit

Laundry Facility

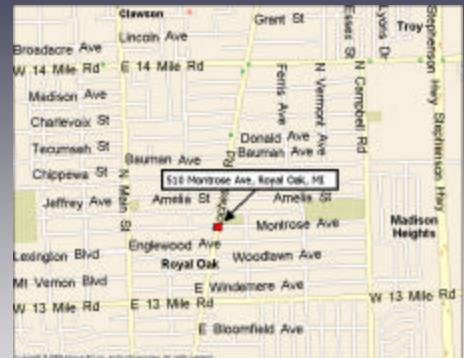
Long Term Tenants

TYPE:	Multi-Family
SIZE:	8 Units
LOCATION:	Royal Oak
PRICE:	\$575,000.00
CAP RATE:	7.8%
PROFORMA RETURN:	11.25 %

Down Payment:	\$119,000.00 (20%)
Loan Amount:	\$479,000.00 – 6% @ 30 Yrs.

NOI	\$41,708.00
Debt Services	\$34,476.00 (normal 6% return)
Net Cash after Debt Services:	\$7,232.00
Principle Reduction:	\$5,885.00
Total Return:	\$13,117.00 (normal 11.25% return)

****DO NOT DISRUPT**
CURRENT TENANTS**



For Further Information Please Contact:

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