



1307 Brenda Lane — Fully Occupied Fourplex

Fully Occupied Fourplex with Extensive Capital Improvements and Rent Upside



INVESTMENT HIGHLIGHTS



Four 2-bedroom, 2-bath units



100% occupied with staggered leases



Current gross rent: \$4,150/month



Potential market rent: \$4,600–\$4,800/month



Professional management currently in place



Significant documented capital improvements completed in 2020–2021



Roof, HVAC, electrical, structural components, kitchens, baths, and interiors addressed



Turnkey investment with immediate cash flow



Improvement records available upon request



DOCUMENTED CAPITAL IMPROVEMENTS

Approximately \$210,000 in professionally completed repairs and improvements were performed in 2020–2021, addressing major structural, mechanical, exterior, and interior components. Supporting documentation is available for buyer review.



INVESTOR SUMMARY

| MLS MARKETING SUMMARY