

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

806-373-3111
GWAMARILLO.COM



FOR SALE

1410 & 1501 SW 9th
Amarillo, TX

BROADSTONE APARTMENTS



INVESTMENT PROPERTY

BUILDING SIZES: 1410 SW 9th - 5,400 sf apartment building
1501 SW 9th - 13,200 sf apartment building
1,240 sf Office
360 sf Storage

YEAR BUILT: 1963

LOT SIZE: 1410 SW 9th - 5,800 sf
1501 SW 9th - 21,387 sf

ZONING: MF1

ASKING PRICE: \$995,000

12% Cap Rate

SHOWN BY APPOINTMENT ONLY DO NOT CONTACT MANAGER ONSITE

- 32 units
- Separate metering
- Landlord pays all gas, water and electric
- Laundry facility
- Boiler system
- Nice courtyard

PROFORMA

	SF	LEASE RATE
12 - Studio Apts	400 sf	\$525 / month
12 - 1 Bedroom Apts	640 sf	\$625 / month
8 - 2 Bedroom Apts	730 sf	\$725 / month
1 - Office	1,240 sf	N/A

PROFORMA

INCOME

Performa Income	\$235,200
10% vacancy	-\$23,520
GROSS INCOME	\$211,680

EXPENSES

Insurance	\$8,907
Taxes	\$12,518
Utilities	\$37,831
Repairs/Maintenance	\$24,000
TOTAL EXPENSES	\$88,056
NOI	\$123,624



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

This property is represented by:
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