

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



**806-373-3111**  
GWAMARILLO.COM



# FOR SALE

**624 NW 5th**  
**Dimmitt, TX**

## NORTH SIDE DUPLEX/4-PLEX



**BUILDING SIZE:** 24 units in 9 bldgs.  
(6) Duplexes and (3) 4-Plexes  
(22) - 1bd/1ba  
(2) - 2bd/1ba

**YEAR BUILT:** 1987

**LOT SIZE:** 3.488 acres

**TAXES:** \$7,592.77

**INSURANCE:** \$11,426.13

**ASKING PRICE:** \$600,000 (\$25,000 per unit)

- 83% occupied
- Central HVAC
- Tenant pays gas & electric, Landlord pays water
- Brick veneer
- Pitched Roofs
- Wood laminate floors
- Fully Handicap Accessible
- Nice landscaping
- Onsite management

### 2016 ACTUAL

# Units			Monthly Rent
22	1 bd/1 ba	750sf	\$495
2	2 bd/1 ba	800 sf	\$595

Income \$109,191

Expenses \$70,632

NOI \$38,559

Cap Rate 7%

### PROFORMA

# Units			Monthly Rent
22	1 bd/1 ba	750sf	\$525
2	2 bd/1 ba	800 sf	\$625

Income \$145,236.00  
at 95% occupied

Expenses \$73,000.00

NOI \$72,236.00

Cap Rate 12%

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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## NORTH SIDE APARTMENTS



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