

COTTIER APARTMENTS

2233 East A, Torrington, Wyoming

Sale Price: \$540,000.00

11 Units:

- 10 units same size with 2 bedrooms
- 1 unit with 2 bedrooms w/ 1 smaller
- 2 possible units on the top floor that have not been finished
Appropriate as studio apartments

Occupancy:

- 90 % on average
- Present rental rate - \$425/month (includes utilities)

Last year rent was raised:

2004

Heating System:

Hot water system for building with boiler

Utility cost/month:

\$50/mo. Average (includes elec., heat, sewer, garbage)

Floors:

- Basement – Storage and utilities
- 1st floor: rental units
- 2nd floor: rental units
- 3rd floor: unfinished

Condition of units:

Excellent

Age of apartments:

Building was converted in 1984

Personal property included with the sale:

Everything in the building at this time

Manager:

Virginia Russ, paid \$300/mo. and it is deducted from rent.

Lawn care:

Contracted out for \$20/mo.

Parking:

Off street parking, paved

Landscaping:

Partial grass with underground sprinkler system

Exterior:

Brick and wood combination

Other expenses not listed above:

Maintenance

Taxes:

2005: \$2,720.64

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