

SHERBURN HOMES

**A 13-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY
MONTGOMERY, AL**



PROPERTY INFORMATION

PRICE	\$1,205,875
ADDRESS	Scattered Sites
PROPERTY TYPE	LIHTC
NUMBER OF UNITS	13
YEAR BUILT	1998
AVERAGE LOT ACREAGE	Approx. 1/3 Acre
AVERAGE UNIT SIZE	1,502 SF
MARKET RENT	\$695
OCCUPANCY	85%
TERMS	All-Cash
PLACED IN SERVICE	1999
END OF COMPLIANCE PERIOD	2014
END OF EXTENDED USE PERIOD	2034
QUALIFIED CONTRACT ELIGIBLE	Yes

MECHANICAL SYSTEMS

ELECTRICITY	Paid by Tenant (Separately Metered)
WATER/SEWER	Paid by Tenant (Separately Metered)
GAS	N/A
TRASH	Paid by Tenant

CONSTRUCTION

STYLE	Single-Family Home Style
NUMBER OF BUILDINGS	13 Residential Homes
HEIGHT	1-Story
FOUNDATION	Slab
FRAMING	Wood
EXTERIORS	Brick
ROOF SYSTEM	Hip Composite Shingle
WINDOWS	Aluminum Double Hung
ENTRY DOORS	Metal Insulated
ELECTRICAL WIRING	Copper
PLUMBING	Copper
HOT WATER	Electric
HVAC	Electric Heat Pump
FIRE/LIFE SAFETY	Hard-Wired with Battery Backup

PERSONNEL OVERVIEW

Sherburn Homes pays a flat \$500 /mo. fee for administrative & maintenance costs.



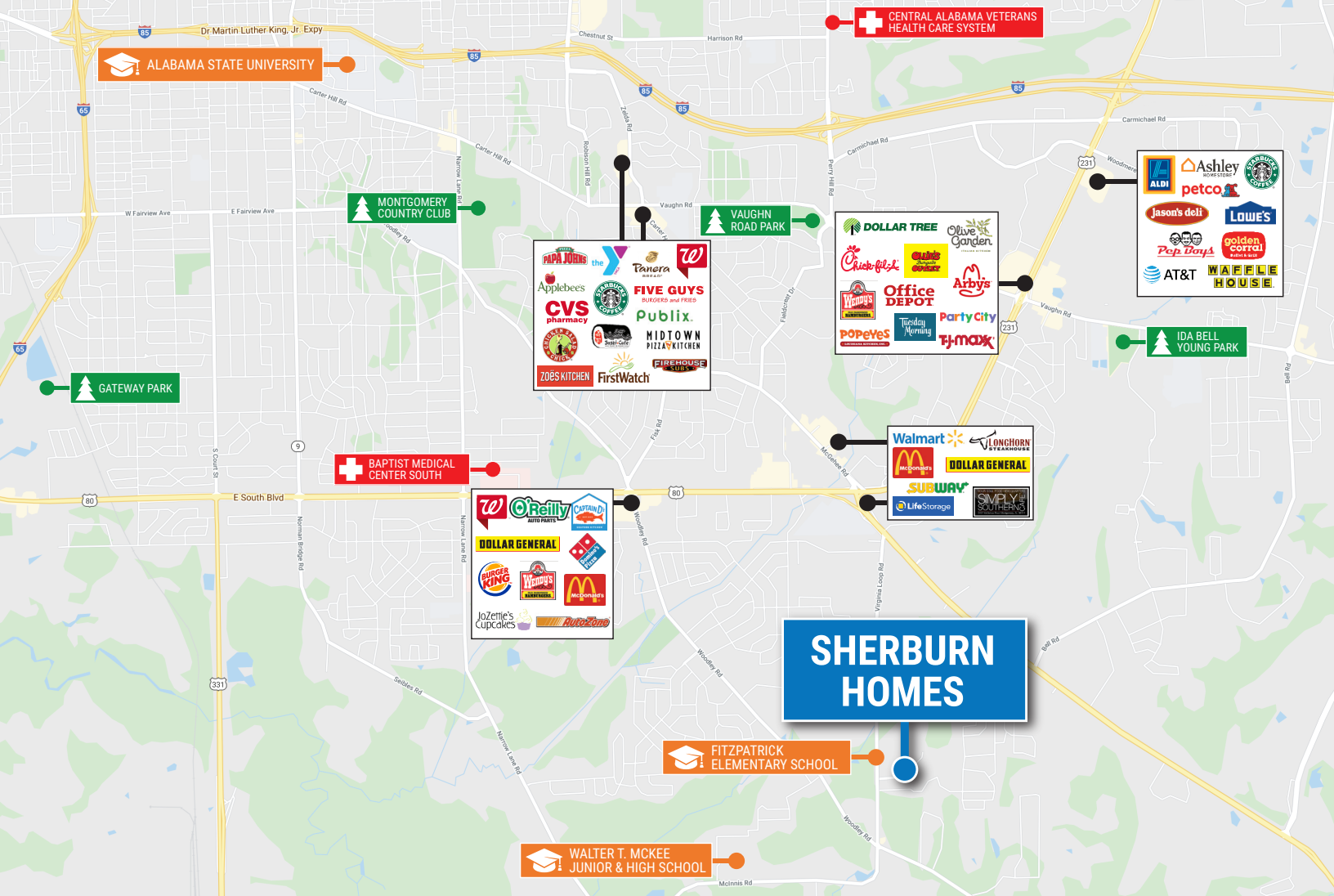
UNIT FEATURES

- Single-Family Home Style
- Private Driveway
- 9' Ceilings
- Washer & Dryer Connections
- Ceiling Fans
- Wheelchair Accessible
- Patio/Porch



UNIT MIX

UNIT TYPE	# OF UNITS	UNIT SIZE (SF)	GROSS RENT LIMIT	UTILITY ALLOWANCE	NET MAX RENT	ASKING RENT	IN-PLACE RENT	PROFORMA RENT	\$/SF
4BR/2BA - 60% AMI	13	1,502	\$1,147	\$305	\$842	\$695	\$687	\$695	\$0.46
TOTALS/AVERAGES	13	1,502	\$1,147	\$305	\$842	\$695	\$687	\$695	\$0.46



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Additional property information is available on our website at:
<http://arausa.listinglab.com/SherburnHomes>



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NKF Affordable Housing Website

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