

Hollins Street Apartment Portfolio

18 Apartment Units in 5 Buildings



address	859 Hollins	861 Hollins	863 Hollins	865 Hollins	40 Parkin	Total
Total Units	3	4	3	5	3	18
Studio	0	0	0	4	0	4
1BR	1	3	1	1	3	9
2BR	1	1	2	0	0	4
3BR	1	0	0	0	0	1
Garage	1	0	1	1	0	3
Rent	3,250	3,675	3,000	3,300	2,210	15,435
Tax Assessment	256,700	257,667	244,300	207,767	179,267	1,145,701
Tax Bill	6,058	6,081	5,765	4,903	4,231	27,039
Gas & Electric	-	762	3,373	3,056	2,225	9,416
Water	2,990	2,952	1,861	1,233	1,764	10,800
Landlord Pays		PS Electric	Heat, Hot water, electric for 1st floor	Heat, PS Elec	heat, hot water	
Zoning	2	4	2	5	2	15
Lot Size	25'6"x131'4"	25'6"x131'6"	20'x131'6"	20'x131'	18'x63'	
Lot Sq Ft	3348.915	3353.25	2630	2620	1134	13,086
R-8 Permits	4.47	4.47	3.51	3.49	1.51	
Zoning Round	4.00	4.00	4.00	3.00	2.00	
Bldg Sq Ft	4,446	4,842	4,380	3,120	2,528	19,316
Ground Rent	fee simple	fee simple	fee simple	fee simple	38.25	38
List Price	385,000	385,000	325,000	350,000	225,000	1,670,000
					Package List Price	1,550,000
					Package Discount	7.2%
					Price per Unit	86,111
					Price per Sq.Ft.	80
					Contract Sales Price	1,400,000
					Price per Unit	77,778
					Price Per Sq Ft	72



Call Ben Frederick III, CCIM

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