

SCHLESINGER REALTY PRESENTS: MULTI-FAMILY INVESTMENT

**Property Address: 710-712 SHEPHERD ROAD, NW
WASHINGTON, DC 20011**



Property Description:

Professionally renovated six (6) unit multi-family dwelling is a great investment. Excellent location, near public transportation, shopping, Walter Reed Medical (will be re-developed over the next couple years w/ BRAC realignment) and downtown Silver Spring with its Art's and Entertainment District. Spacious one bedroom units w/ large enclosed rear porches, kitchen, separate dining room, living room and more. Beautiful hardwood flooring, gas cooking & heat, off street parking for 4+ cars. Solid tenants, leases w/ corp. guarantee, great rental rates w/ a future increase in rates on three (3) of the units. Potential for 2 bedroom units if rear porches are converted, this will bring much higher rents. This is a turn key investment with a high rate of return and a great future Condo conversion for a nice annuity.

Detailed Information: Information is deemed reliable but not guaranteed

- Year Built: 1936
- Number of Units: 6
- Price: \$650,000.00
- Total Building Area: 4,824 sq. ft.
- Lot Size: 3,181
- Hazard Insurance: \$2,600.00 per year
- Property Taxes: \$3,588.00 inc. trash removal as of 2009
- Common Elec. Cost Yearly: \$350.00
- Gas Cost Yearly: \$3,800.00
- Water Cost Yearly: \$1,200.00
- Rents: 2 @ \$708.75 - 1 @ \$950.00 - 2 @ \$775.00 - 1 @ \$900.00

For further information or to arrange a tour, please call: David Schlesinger @ (301)949-2131 or (301)980-2098 visit our web site: <http://schlesingerrealty.com/>