

The Buyers,
Sellers &
Investors
Experts

1011 W 76TH AVENUE

SOUTH ANCHORAGE, ALASKA

12-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY



LISTING PRICE
\$1,395,000
\$116,250 / UNIT



CAP RATE
7.30%



NET OPERATING
INCOME (NOI)
\$101,417



ANNUAL
CASH FLOW
\$24,140



DSCR
1.32x



PRICE / UNIT
\$116,250

CURRENT VS. MARKET RENTS

UNIT TYPE	# OF UNITS	CURRENT RENT	MARKET RENT (PROJECTED)
2 Bedroom / 1 Bath	6	\$1,495	\$1,495
1 Bedroom / 1 Bath	5	\$1,195	\$1,395
Studio / 1 Bath (Efficiency)	1	\$995	\$1,195
TOTAL / AVERAGE	12	\$1,291	\$1,385

INVESTMENT HIGHLIGHTS

- ✓ Desirable South Anchorage location near Taku Lake
- ✓ Strong unit mix of 6 two-bedroom, 5 one-bedroom, and 1 studio
- ✓ All upper-level units have private balconies
- ✓ Secured entry hallways and coin-op laundry (2025 income: \$924/annual)
- ✓ Large lot with ample parking and snow storage
- ✓ Majority of windows replaced with double pane vinyl
- ✓ Heating systems updated in 2018 & 2024 and serviced annually
- ✓ Moderate updates over the years including flooring, paint, and some bathroom remodels



RENTAL UPSIDE OPPORTUNITY

Current Annual Rental Income \$193,800
Market Annual Rental Income \$198,180

Annual Increase Potential **+\$4,380**
Monthly Increase Potential **+\$365**



A FULL PRICE OFFER INCLUDES SELLER PAYING FOR DRIVEWAY TO BE PAVED & STRIPED (BID ATTACHED)



INCOME SUMMARY (ANNUAL)

Current Annual Rental Income	\$193,800
Projected Annual Rental Income	\$198,180
Laundry Income (2025 Actual)	\$924
Vacancy (4%)	(\$7,927)
EFFECTIVE GROSS INCOME	\$191,777

EXPENSE SUMMARY (ANNUAL)

Taxes (2025 Actual)	\$16,173
Insurance (Estimate)	\$14,000
Gas (12 Month Average)	\$6,661
Water (12 Month Average)	\$4,035
Electric (12 Month Average)	\$2,173
Trash (1-8 yard Dumpster 1x week)	\$2,871
Maintenance & Repairs (2025 Actual)	\$15,000
Lawn / Snow Removal (Stabilized)	\$3,500
Property Management (8%)	\$15,342
Cleaning (Hallways & Make Ready)	\$3,000
TOTAL EXPENSES	\$82,755

NET OPERATING INCOME (NOI)	\$101,417
Less: Debt Service (6.25% / 30 Years)	(\$77,277)
ANNUAL CASH FLOW	\$24,140
MONTHLY CASH FLOW	\$2,012

CAP RATE	DSCR	ROI (ON CASH INVESTED)
7.30%	1.32x	6.90%

FINANCING SUMMARY

Down Payment (25%)	\$348,750
Loan Amount	\$1,046,250
Interest Rate	6.25%
Amortization	30 Years
TOTAL P&I (MONTHLY)	\$77,277