

# FOR SALE

Bella Terra - 7421 E 4<sup>th</sup> Avenue

Anchorage, AK 99504

\$6,799,000.00



## OFFERING SUMMARY

- 4, 2-story structures each containing 8-units for a total of 32 units (16 3BR-2BA / 16 2BR-2BA)
- 98,251 SF (2.26 acre) gated parcel off of Muldoon in Northeast Anchorage
- Close proximity to JBER, hospitals, and UAA
- 2016 construction
- Fully secure property with remote access gate
- High efficiency hot water heaters in each unit
- Excellent rental history
- Assumable financing at 5.19%
- Priced at \$6,799,000 (\$212,469 per door)



FOR MORE INFORMATION CONTACT:



ANDREW INGRAM  
commercial real estate

Andrew Ingram  
(907) 830-7319  
akcommercialproperties@gmail.com

Jon Rodriguez  
(907) 947-3410  
jon@invest907.com



# LOCATION

**Bella Terra - 7421 E 4<sup>th</sup> Avenue**

Anchorage, AK 99504

**\$6,799,000.00**



**ANDREW INGRAM**  
commercial real estate

**Andrew Ingram**

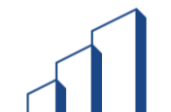
(907) 830-7319

akcommercialproperties@gmail.com

**Jon Rodriguez**

(907) 947-3410

jon@invest907.com



**JR REALTY**

# SALIENT DATA

Bella Terra - 7421 E 4<sup>th</sup> Avenue

Anchorage, AK 99504

\$6,799,000.00

## SUMMARY

The subject property consists of four, 8-unit apartment buildings. Two containing 3BR/2BA units and two with 2BR/2BA units on one large parcel. The buildings are all two-story structures. The 3BR units are all 1,272 SF and the 2BR units are 1,003 SF. The buildings are all situated on a 98,251SF parcel, (per MOA), zoned R2M, Multi-Family District. All the units have an outdoor area accessible from the living room. Amenities in each unit include a large full bathroom, a master bath off the master suite, a dining area, a large living room, ample closet space, dishwashers, washer and dryer, and in suite on demand hot water heaters that also supply in-floor radiant heat. Each unit is individually metered for gas and electric; therefore, gas and electric are a tenant expense. The rents include, water and sewer, and refuse disposal. The total Gross Building area is 36,400 SF (per owner). Parking consists of 65 open, paved parking spaces, 4 of which are handicapped spaces. Each building has key-code access with interior stairwells. These properties have been meticulously maintained and are an excellent investment opportunity with very favorable assumable debt terms.



ANDREW INGRAM  
commercial real estate

Andrew Ingram  
(907) 830-7319  
akcommercialproperties@gmail.com

Jon Rodriguez  
(907) 947-3410  
jon@invest907.com



JR REALTY

# PRO FORMA

Bella Terra - 7421 E 4<sup>th</sup> Avenue

Anchorage, AK 99504

\$6,799,000.00

## Pro Forma

3/9/2023

**Property:** Bella Terra - 7421 E. 4th Ave Anchorage

<b>Units</b>	<b>32</b>	
<b>Category</b>	<b>Bella Terra</b>	<b>Per unit</b>
Rental Revenue	\$ 717,780	\$ 22,431
<b>Total Revenue</b>	<b>\$ 717,780</b>	<b>\$ 22,431</b>
Less: Vacancy 5%	\$ 35,889	\$ 1,122
<b>Adjusted Revenue</b>	<b>\$ 681,891</b>	<b>\$ 21,309</b>
<b>Total Expenses</b>	<b>\$ 210,000</b>	<b>\$ 6,563</b>
<b>NOI</b>	<b>\$ 471,891</b>	<b>\$ 14,747</b>
Less: Debt Service	\$ 300,326	
<b><u>Annual Cash Flow</u></b>	<b><u>\$ 171,565</u></b>	
<b>Cap Rate:</b>	<b>6.94%</b>	
<b>Price:</b>	<b>\$ 6,799,000</b>	<b>\$ 212,469</b>
<b>Notes:</b>		
** Assumable debt at very favorable terms		
** Current Rents + Market "Owner Unit" rent		
** Actual 2022 expenses		
** 7% Property Management		
** 16 3BR/2BA units		
** 16 2BR/2BA units		
** \$30,015 in replacement reserves		



ANDREW INGRAM  
commercial real estate

Andrew Ingram  
(907) 830-7319  
akcommercialproperties@gmail.com

Jon Rodriguez  
(907) 947-3410  
jon@invest907.com



JR REALTY

# RENT-ROLL

Bella Terra - 7421 E 4<sup>th</sup> Avenue

Anchorage, AK 99504

\$6,799,000.00

## Rent Roll

3/9/2023

**Properties:** Bella Terra - 7421 E. 4th Ave Anchorage, AK 99504

Unit	BD/BA	Sq. Ft.	Actual	Market
<b>Bella Terra - 7421 E. 4th Ave Anchorage, AK 99504</b>				
7401 Unit 1	3/2.00	1,272	\$1,900.00	\$1,925.00
7401 Unit 2	3/2.00	1,272	\$3,500.00	\$3,500.00
7401 Unit 3	3/2.00	1,272	\$1,925.00	\$1,925.00
7401 Unit 4	3/2.00	1,272	\$1,925.00	\$1,925.00
7401 Unit 5	3/2.00	1,272	\$1,925.00	\$1,925.00
7401 Unit 6	3/2.00	1,272	\$1,925.00	\$1,925.00
7401 Unit 7	3/2.00	1,272	\$1,925.00	\$1,925.00
7401 Unit 8	3/2.00	1,272	\$1,900.00	\$1,925.00
7411 Unit 1	3/2.00	1,272	\$1,900.00	\$1,925.00
7411 Unit 2	3/2.00	1,272	\$1,975.00	\$1,925.00
7411 Unit 3	3/2.00	1,272	\$1,925.00	\$1,925.00
7411 Unit 4	3/2.00	1,272	\$1,845.00	\$1,925.00
7411 Unit 5	3/2.00	1,272	\$1,975.00	\$1,925.00
7411 Unit 6	3/2.00	1,272	\$1,925.00	\$1,925.00
7411 Unit 7	3/2.00	1,272	\$1,925.00	\$1,925.00
7411 Unit 8	3/2.00	1,272	\$1,975.00	\$1,925.00
7421 Unit 1	2/2.00	1,003	\$1,800.00	\$1,800.00
7421 Unit 2	2/2.00	1,003	\$1,650.00	\$1,800.00
7421 Unit 3	2/2.00	1,003	\$1,700.00	\$1,800.00
7421 Unit 4	2/2.00	1,003	\$1,650.00	\$1,800.00
7421 Unit 5	2/2.00	1,003	\$1,775.00	\$1,800.00
7421 Unit 6	2/2.00	1,003	\$1,650.00	\$1,800.00
7421 Unit 7	2/2.00	1,003	\$1,700.00	\$1,800.00
7421 Unit 8	2/2.00	1,003	\$1,700.00	\$1,800.00
7431 Unit 1	2/2.00	1,003	\$1,750.00	\$1,800.00
7431 Unit 2	2/2.00	1,003	\$1,775.00	\$1,800.00
7431 Unit 3	2/2.00	1,003	\$1,800.00	\$1,800.00
7431 Unit 4	2/2.00	1,003	\$1,750.00	\$1,800.00
7431 Unit 5	2/2.00	1,003	\$1,595.00	\$1,800.00
7431 Unit 6	2/2.00	1,003	\$1,700.00	\$1,800.00
7431 Unit 7	2/2.00	1,003	\$1,750.00	\$1,800.00
7431 Unit 8	2/2.00	1,003	\$1,700.00	\$1,800.00
<b>32 Units</b>		<b>36,400</b>	<b>\$59,815.00</b>	<b>\$61,175.00</b>
		<b>Annual Rent</b>	<b>\$717,780.00</b>	<b>\$734,100.00</b>



ANDREW INGRAM  
commercial real estate

Andrew Ingram

(907) 830-7319

akcommercialproperties@gmail.com

Jon Rodriguez

(907) 947-3410

jon@invest907.com



# EXTERIOR

Bella Terra - 7421 E 4<sup>th</sup> Avenue  
Anchorage, AK 99504  
\$6,799,000.00



ANDREW INGRAM  
commercial real estate

Andrew Ingram  
(907) 830-7319  
akcommercialproperties@gmail.com

Jon Rodriguez  
(907) 947-3410  
jon@invest907.com



# INTERIOR

Bella Terra - 7421 E 4<sup>th</sup> Avenue

Anchorage, AK 99504

\$6,799,000.00



ANDREW INGRAM  
commercial real estate

Andrew Ingram  
(907) 830-7319  
akcommercialproperties@gmail.com

Jon Rodriguez  
(907) 947-3410  
jon@invest907.com



# SITE PLAN

Bella Terra - 7421 E 4<sup>th</sup> Avenue

Anchorage, AK 99504

\$6,799,000.00



ANDREW INGRAM  
commercial real estate

Andrew Ingram  
(907) 830-7319  
akcommercialproperties@gmail.com

Jon Rodriguez  
(907) 947-3410  
jon@invest907.com



# 2BR PLAN

Bella Terra - 7421 E 4<sup>th</sup> Avenue

Anchorage, AK 99504

\$6,799,000.00



ANDREW INGRAM  
commercial real estate

Andrew Ingram  
(907) 830-7319  
akcommercialproperties@gmail.com

Jon Rodriguez  
(907) 947-3410  
jon@invest907.com



# 3BR PLAN

Bella Terra - 7421 E 4<sup>th</sup> Avenue

Anchorage, AK 99504

\$6,799,000.00



ANDREW INGRAM  
commercial real estate

Andrew Ingram

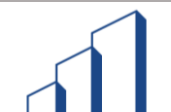
(907) 830-7319

akcommercialproperties@gmail.com

Jon Rodriguez

(907) 947-3410

jon@invest907.com



JR REALTY

# CONTACT

**Bella Terra - 7421 E 4<sup>th</sup> Avenue**  
Anchorage, AK 99504  
**\$6,799,000.00**

For more information please contact:

**ANDREW INGRAM**

(907) 830-7319

akcommercialproperties@gmail.com



**ANDREW INGRAM**  
commercial real estate

**JON RODRIGUEZ**

(907) 947-3410

jon@invest907.com

real

**WWW.AKCOMMERCIALPROPERTIES.COM**

The information contained herein was obtained from the owners or their representatives. While Jack White Commercial believes the information contained herein is deemed to be reliable, it is not guaranteed. Buyers are responsible for conducting their due-diligence.

