

Ashley Terrace Condominiums

Complex Facts

- 176 Units Total (33 sold in Phase I)
- Built in 1963 •
- Central Air
- Gas Heat/Gas Cooking
- Renovated Kitchens and Baths
- Swimming Pool & Picnic Area
- Kid's Play Area
- Ample Parking
- Beautiful and Mature Grounds

Investment Units

- 1 Bedroom/1 bath basic unit– renovated price is \$87,500 (and rents for \$675/HOA dues of \$139/mo); the deluxe unit sells for \$94,500 and commands a rent of \$725
- 2 Bedroom/1 bath basic unit– renovated price is \$110,900 (and rents for \$795/HOA dues of \$159/mo); the deluxe unit sells for \$117,900 and commands a rent of \$845
- For a limited time, seller is willing to pay HOA dues and waive management fee for 2 years with use of approved lender
- Purchaser is responsible for interior maintenance of unit. HOA is responsible for all common areas, exterior, grounds and pool.
- Gas, water and sewer and electrical utilities are paid by tenant.
- Full time maintenance and leasing staff on site.

Historical Information

- Ashley Terrace, prior to being acquired in January 2005, had experienced 97%+ occupancy in prior 5 years of operation.
- Current tenant mix had an average length of stay in excess of 50 months (as of January 2005).

For additional information, contact:

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* All info deemed reliable but not guaranteed
* All pricing and availability subject to change without notice