

Property Details

CONTROL: Exclusive VALUE: \$285,000
LOAN: \$210,000
EQUITY: \$75,000

TITLE: 2 SFR in Northern KY
TYPE: Homes/Condos
HAVE: 1340 Kendall St (\$1350/mo, 2br 1ba) and 1731 Banklick St (\$1125/mo, 2br 1.5ba) both in Covington, Ky. Both have long term tenants, no capex needed. We have managed these properties since the owner bought them.
ADDRESS: 1340 Kendall St, Covington, Kentucky
BENEFITS TO NEW OWNER: Cashflow properties, management in place, long term tenants

GROSS SCHEDULED INCOME: \$29,700 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$13,410
NOI: \$16,290
DEBT SERVICE: \$11,000
CASH FLOW: \$5,290
CAP RATE: 5.72%

BENEFITS SOUGHT: Path to cash
MOTIVATION: He bought a business that needs cash improve it
CAN ADD: up to 5 additional SFRs

OWNER: KY CGV A LLC

COUNSELOR: Jim Carmichael Phone: 859-801-0906
2320 Grandview Drive Cell: 859-801-0906
Fort Mitchell, Kentucky, 41017 Email: 1031jc@gmail.com