Property Details

CONTROL:	Exclusive	VALUE:	$265,000
		LOAN:	$210,000
		EQUITY:	$55,000

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 owne bought them.
ADDRESS:	1340 Kendall St, Covington, Kentucky
BENEFITS TO NEW OWNER:	Cashflow properties, managenent in place, lomg 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:	6.15%

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