Property Details

CONTROL: Exclusive VALUE: \$450,000

LOAN: \$180,000 EQUITY: \$270,000

TITLE: Student Rental UIUC

TYPE: Homes/Condos

HAVE: Student housing beside University of Illinois.

WEBSITE URL: www.sabbaticalhouse.com ADDRESS: 705 W Oregon, Urbana, Illinois

BENEFITS TO NEW Amazing location by UIUC campus and downtown Urbana Unique property

OWNER: Can reposition property for considerably more rental income

GROSS SCHEDULED INCOME: \$45,000 Actual

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$12,000
NOI: \$33,000

DEBT SERVICE: \$14,000 CASH FLOW: \$19,000 CAP RATE: 7.33%



MOTIVATION: No longer need for child to attend school and will look at other investment

options.

CAN ADD: Other properties

REMARKS: Will sell and 1031 into another property or will partner with local to increase

rental income.

OWNER: Mueller

COUNSELOR: Theresa Mueller Cell: 630-715-9999

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