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 OWNER:	Amazing location by UIUC campus and downtown Urbana Unique property 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 132 N Washington Naperville, Illinois, 60540	Cell: 630-715-9999 Email: info@theresamueller.com