

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

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