# Property Details

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| CONTROL: | Exclusive | VALUE: | $450,000 |
| | | LOAN: | $180,000 |
| | | EQUITY: | $270,000 |

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| 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 |

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| 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% |



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| 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. |

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| OWNER: | Mueller | |
| COUNSELOR: | Theresa Mueller<br>132 N Washington<br>Naperville, Illinois, 60540 | Cell: 630-715-9999<br>Email: info@theresamueller.com |