

Property Details

CONTROL: Owner VALUE: \$50,000
LOAN: \$0
EQUITY: \$50,000

TITLE: Off Market Fix and Flip in Illinois
TYPE: Homes/Condos
HAVE: Single Family Home in my SDIRA - needs cash to renovate. Potential to be a strong rental or Fix and Flip
ADDRESS: 301 Edgewood Dr., Belleville, Illinois
BENEFITS TO NEW OWNER: Ability to control property "fix and flip" with NO debt service for short time. Property Management in place.

GROSS SCHEDULED INCOME: \$14,400 Projected
VACANCY LOSS: \$1,440
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$2,400
NOI: \$10,560
DEBT SERVICE: \$0
CASH FLOW: \$10,560
CAP RATE: 21.12%



BENEFITS SOUGHT: Owned in SDIRA. Looking to partner to fix and flip and move into another project. We can partner on rental.

MOTIVATION: Want to become liquid in my IRA to lend it out again. Seeking 50k

REMARKS: ARV 150k to 160k. Needs 60k of work. Needs roof, flooring, paint. I have a video if interested.

OWNER: Tommy Restivo

COUNSELOR: Tommy Restivo Phone: 502.599.4446
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