

Property Details

CONTROL: Owner VALUE: \$1,220,000
 LOAN: \$855,000
 EQUITY: \$365,000

TITLE: Midwest Long Term Rental Portfolio Discount Sale Lease Back
 TYPE: Homes/Condos
 HAVE: I have 6 properties 100% rented with operations all in place. These are by Champaign, IL where University of Illinois is located and I plan to hold these forever. The houses range from \$100,000 - \$275,000 that I'm willing to split up in packages.

ADDRESS: 1807 Sangamon, Champaign, Illinois
 BENEFITS TO NEW OWNER: Safety of margin 72% LTV total portfolio in A/B class area with asset mix.

GROSS SCHEDULED INCOME: \$126,000 Actual
 VACANCY LOSS: \$7,560
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$51,000
 NOI: \$67,440
 DEBT SERVICE: \$54,000
 CASH FLOW: \$13,440
 CAP RATE: 5.53%

Property Address	Entity	Value	Cost	Equity	LTV	Yield
501 North Neil Street, Suite 2, Champaign, IL 61820 (Condo)	McNew Capital LLC	\$110,000.00	\$150,000.00	\$27,000.00	73.48%	\$1,700.00
1219 Washington Street, Champaign, IL 61820 (SFR)	Building Associates LLC	\$200,000.00	\$150,000.00	\$50,000.00	60.71%	\$1,500.00
110 W DuSable, Champaign, IL 61820 (SFR)	Building Associates LLC	\$100,000.00	\$75,000.00	\$25,000.00	60.50%	\$800.00
1211 W University, Champaign, IL 61820 (SFR)	Building Associates LLC	\$150,000.00	\$100,000.00	\$50,000.00	66.67%	\$1,300.00
204 S Lincoln, Champaign, IL 61820 (SFR)	Building Associates LLC	\$180,000.00	\$113,946.43	\$66,053.57	64.47%	\$1,800.00
1807 Sangamon, Champaign, IL 61820 (SFR)	Building Associates LLC	\$370,000.00	\$190,000.00	\$179,717.00	70.47%	\$5,800.00

BENEFITS SOUGHT: Debt consolidation
 MOTIVATION: 8

CAN ADD: Free and clear land, SFR rentals, RVs, RV park and mobile home park consulting.

REMARKS: \$67,000 NOI and sell for the EXISTING debt \$855,000 which translates to around 8 cap rate. Could also do 1st position to swap out my existing investor on a 12 month note.

OWNER: Quentin McNew

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