

Property Details

CONTROL: Owner VALUE: \$300,000
LOAN: \$178,000
EQUITY: \$122,000

TITLE: Illinois Cashflow SFH & Condo
TYPE: Homes/Condos
HAVE: 2 Properties in Champaign, IL properties. SFH & Condo. SFH 4/1 and Condo 1/1. Condo has 3 rooms downstairs that can be bedrooms. SFH is month to month.

ADDRESS: 1912 Southwood Dr. & 7 Villard Court, Champaign, Illinois

BENEFITS TO NEW OWNER: Cash Flow, Strong Rental, next to university

GROSS SCHEDULED INCOME: \$38,160 Actual
VACANCY LOSS: \$1,911
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$10,146
NOI: \$26,103
DEBT SERVICE: \$1,787
CASH FLOW: \$24,316
CAP RATE: 8.70%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$178,000	\$1,787	7%	06/01/2044	No

BENEFITS SOUGHT: Move up to a larger deal

MOTIVATION: Want to activate equity

CAN ADD: Cash

REMARKS: SFH value-add, tenant been in house since purchasing. Can provide Property Management

OWNER: Affitto Restivo LLC

COUNSELOR: Tommy Restivo Phone: 5025994446
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