## **Property Details**

CONTROL: Owner VALUE: \$300,000

LOAN: \$178,000 EQUITY: \$122,000

TITLE: Illinois Cashflow SFH & Condo

TYPE: Homes/Condos

2 Properties in Champaign, IL properties. SFH & Condo. SFH 4/1 and

HAVE: 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 Cash Flow, Strong Rental, close to university. New HVAC/Water Heater in

OWNER: both properties.

GROSS SCHEDULED INCOME: \$38,160 Actual

VACANCY LOSS: \$1,908
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$10,150
NOI: \$26,102
DEBT SERVICE: \$21,444
CASH FLOW: \$4,658
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. Potential to increase rent on 1912 with new tenant.

OWNER: Affitto Restivo LLC

COUNSELOR: Tommy Restivo Phone: 5025994446

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Boise, , 83642