Property Details

CONTROL:	Owner	VALUE:	$110,000
		LOAN:	$47,000
		EQUITY:	$63,000

TITLE:	Fully Renovated SFR Memphis TN
TYPE:	Homes/Condos
HAVE:	Fully renovated Memphis TN SFR. New roof. New Kitchen. New bathroom addition. New Laundry addition. Refinished flooring. New paint inside and out. New LED lighting.
ADDRESS:	3766 Argonne St, Memphis, Tennessee
BENEFITS TO NEW OWNER:	High cash flow, fully renovated home in much improved area. Property management available. Path to cash.

GROSS SCHEDULED INCOME:	$15,000 Projected
VACANCY LOSS:	$1,000
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$4,500
NOI:	$9,500
DEBT SERVICE:	$3,188
CASH FLOW:	$6,312
CAP RATE:	8.64%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	$47,000	$266	4%	03/31/2049	Yes

BENEFITS SOUGHT:	Cash out to pay off personal debt. Or High growth cashflow opportunity using signature and this as down payment.
MOTIVATION:	High
CAN ADD:	Could leave 4.25% interest rate in place for arbitrage. Or can make it Free & Clear.
REMARKS:	Great cashflow potential for this equity. Path to cash as rates come down - would qualify for FHA buyers.

OWNER:	Broker	
COUNSELOR:	Chris Watkins Woodland Hills, Utah, 84653	Cell: 8014777650 Email: chris@investwithchris.com