# Property Details

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| CONTROL: | Owner | VALUE: | $120,000 |
| | | LOAN: | $47,500 |
| | | EQUITY: | $72,500 |

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| 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. |

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| GROSS SCHEDULED INCOME: | $21,372 Projected |
| VACANCY LOSS: | $1,000 |
| GROSS EFFECTIVE INCOME: | $0 |
| EXPENSES: | $4,500 |
| NOI: | $15,872 |
| DEBT SERVICE: | $3,188 |
| CASH FLOW: | $12,684 |
| CAP RATE: | 13.23% |

| ENCUMBRANCES | BALANCE | PAYMENT | RATE | DUE | ASSUMABLE |
|---|---|---|---|---|---|
| LOAN 1 | $47,500 | $266 | 4% | 03/31/2049 | Yes |

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| 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. |


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| OWNER: | Broker | |
| COUNSELOR: | Chris Watkins<br>Elk Ridge, Utah, 84651 | Cell: 8014777650<br>Email: chris@investwithchris.com |