

Property Details

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

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: \$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
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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.

OWNER: Broker

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