Property Details

CONTROL: Owner VALUE: \$160,000

LOAN: \$47,000 EOUITY: \$113,000

TITLE: Fully Renovated SFR Memphis TN

TYPE: Homes/Condos

Fully renovated Memphis TN SFR. New roof. New Kitchen. New bathroom

HAVE: addition. New Laundry addition. Refinished flooring. New paint inside and

out. New LED lighting.

ADDRESS: 3766 Argonne St, Memphis, Tennessee

BENEFITS TO NEW High cash flow, fully renovated home in much improved area. Property

OWNER: 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: 9.92%



ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$48,000 \$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 Cell: 8014777650

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