

## Property Details

CONTROL: Exclusive VALUE: \$349,000  
LOAN: \$0  
EQUITY: \$349,000

TITLE: House on Lake White in Waverly, OH. Can be a nice STR !!  
TYPE: Homes/Condos  
3 bedroom 1 bath home on Lake White in southern OH, additional vacant lot for expansion of current home, or to build a second home/garage.  
HAVE: Covered dock for your boat with lift, and additional lift for a jet ski.  
Furnishings can stay. Turn key for STR.  
ADDRESS: 291 Bevans Lane, Waverly, Ohio  
BENEFITS TO NEW OWNER: Home built in 1989 as a weekend/summer getaway. All furnishings can stay with the property so this is a turn key opportunity for a short term rental.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$1,176  
NOI: \$-1,176  
DEBT SERVICE: \$0  
CASH FLOW: \$-1,176  
CAP RATE: 0.00%



BENEFITS SOUGHT: Cash, something that can go to cash soon, or some other income to family.

MOTIVATION: Elderly owner wishes to liquidate because the family doesn't use it any longer. Kids and grandkids have moved away.

REMARKS: 3 parcel sale. House on one parcel with vacant lot adjacent for expansion of current home, a separate home/garage, etc. The boat dock is the 3rd parcel. Lake White dam was re-built recently. Boating, skiing, fishing, jet-skiing, swimming are all allowed.

OWNER: Rebecca Hirsch, et al

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