

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 Bevens 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

COUNSELOR: Michael Lane Phone: 614-419-7040
1091 Eastwind Drive Cell: 614-419-7040
Westerville, Ohio, 43081 Email: Mike@MagnumAdvisors.com