

Property Details

CONTROL:	Exclusive	VALUE: \$719,150
		LOAN: \$0
		EQUITY: \$719,150
TITLE:	Four Office Condos	
TYPE:	Office Building	
HAVE:	This 4-unit office condo package offers a solid investment opportunity in a prime Cincinnati location! Each unit is 1,200 SF, totaling 4,800 SF of professional office space, seller will guarantee rent on the vacant unit for one year.	
ADDRESS:	7357 E Kemper Rd, Cincinnati, Ohio	
BENEFITS TO NEW OWNER:	☐ Immediate cash flow - Three units leased, and the fourth has a rent guarantee. ☐ Well-maintained office condos in a desirable business corridor. ☐ HOA Fees: \$174.27 per unit/month.	
GROSS SCHEDULED INCOME:	\$80,400 Actual	
VACANCY LOSS:	\$4,020	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$19,840	
NOI:	\$56,540	
DEBT SERVICE:	\$0	
CASH FLOW:	\$56,540	
CAP RATE:	7.86%	
BENEFITS SOUGHT:	Cash flow property or a similar office or office condo in Columbus, OH	
MOTIVATION:	Moving home and operations to Columbus, OH	
OWNER:	K & M Dabdoub Llc	
COUNSELOR:	Jim Carmichael 2320 Grandview Drive Fort Mitchell, Kentucky, 41017	Phone: 859-801-0906 Cell: 859-801-0906 Email: 1031jc@gmail.com