Property Details

CONTROL:	Exclusive	VALUE:	$850,000
		LOAN:	$0
		EQUITY:	$850,000

TITLE:	Miami Florida Duplex on Half Acre Free & Clear
TYPE:	Development
HAVE:	Duplex (1 side is tear out) on .47 acres with accessory structure for sale or trade. Can add 36 acre parcel in Tubac, Arizona ($250k value).
ADDRESS:	509 Southwest 19th Ave, Miami, Florida
BENEFITS TO NEW OWNER:	Can be renovated or tear down for multi-unit housing.

GROSS SCHEDULED INCOME:	$22,200 Actual
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$9,500
NOI:	$12,700
DEBT SERVICE:	$0
CASH FLOW:	$12,700
CAP RATE:	1.49%

BENEFITS SOUGHT:	Cashout/doesn't want
MOTIVATION:	Wants to activate equity
CAN ADD:	Parcel in Tubac AZ, 36 acre, gated worth $250k, free and clear
REMARKS:	Willing to reinvest or park equity

OWNER:	Jose Martinez, Jr	
COUNSELOR:	Doug Seemann PO Box 69868 Oro Valley, Arizona, 85737	Phone: 520-370-8907 Cell: 520-370-8907 Email: doug@seeseemannfirst4homes.com