

Property Details

CONTROL:	Exclusive	VALUE: \$225,000
		LOAN: \$0
		EQUITY: \$225,000
TITLE:	4 unit Cincinnati	
TYPE:	Multi-Family	
HAVE:	4-unit brick multifamily in the Westwood neighborhood. Fully renovated—updated kitchens, baths, flooring, and systems. Solid occupancy with stable tenants, market rent upside still available. Street parking and walkable location close to retail, schools,	
ADDRESS:	1044 Beech Ave, Cincinnati, Ohio	
BENEFITS TO NEW OWNER:	Solid cash flow property	
GROSS SCHEDULED INCOME:	\$36,000 Actual	
VACANCY LOSS:	\$1,800	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$16,200	
NOI:	\$18,000	
DEBT SERVICE:	\$0	
CASH FLOW:	\$18,000	
CAP RATE:	8.00%	
BENEFITS SOUGHT:	activate equity into a larger deal	
MOTIVATION:	has taken property as far as he planned ready to move on	
OWNER:	Valley Ten LLC	
COUNSELOR:	Jim Carmichael 2320 Grandview Drive Fort Mitchell, Kentucky, 41017	Phone: 859-801-0906 Cell: 859-801-0906 Email: 1031jc@gmail.com