

Property Details

CONTROL:	Exclusive	VALUE: \$107,500
		LOAN: \$0
		EQUITY: \$107,500
TITLE:	Value Add SFR	
TYPE:	Homes/Condos	
HAVE:	SFR - half a duplex, 3br 1.5ba currently rented for \$1100/mo. Motivated seller. Walk through the house looked fine.	
ADDRESS:	2114 St Leo Pl, Cincinnati, Ohio	
BENEFITS TO NEW OWNER:	Imple cash flow or flip opportunity	
GROSS SCHEDULED INCOME:	\$13,200 Projected	
VACANCY LOSS:	\$660	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$3,300	
NOI:	\$9,240	
DEBT SERVICE:	\$0	
CASH FLOW:	\$9,240	
CAP RATE:	8.60%	
BENEFITS SOUGHT:	cash flow	
MOTIVATION:	pay off debt	
CAN ADD:	3052 McHenry Value Add Duplex	
OWNER:	2114 Saint Leo LLC	
COUNSELOR:	Jim Carmichael 2320 Grandview Drive Fort Mitchell, Kentucky, 41017	Phone: 859-801-0906 Cell: 859-801-0906 Email: 1031jc@gmail.com