

## Property Details

CONTROL: Exclusive  
VALUE: \$100,000  
LOAN: \$0  
EQUITY: \$100,000

TITLE: Value Add SFR  
TYPE: Homes/Condos  
HAVE: SFR - half a duplex, 3br 1.5ba currently vacant. Motivated seller. Needs cosmetic improvement to rent for \$1100/mo  
ADDRESS: 2114 St Leo Pl, Cincinnati, Ohio  
BENEFITS TO NEW OWNER: Simple 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: 9.24%

BENEFITS SOUGHT: cash flow

MOTIVATION: pay off debt

OWNER: 2114 Saint Leo LLC

COUNSELOR: Jim Carmichael  
2320 Grandview Drive  
Fort Mitchell, Kentucky, 41017  
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