

Property Details

CONTROL:	Owner	VALUE: \$1,300,000
		LOAN: \$0
		EQUITY: \$1,300,000
TITLE:	Beat the 1% Rule. Buy My Lakehouse. I'll NNN Master Lease It Back From You with The Option To Buy It Back	
TYPE:	Homes/Condos	
HAVE:	I own two lakehouses on Lake Hartwell in Anderson SC. One is an existing well-performing airbnb, the second one (the one listed here) will be on airbnb next month. I want to keep it This is a completely renovated lakehouse. We doubled the square footage.	
ADDRESS:	108 Nottingham Way, Anderson, South Carolina	
BENEFITS TO NEW OWNER:	Discounted deeply Depreciation Can borrow against Safe Steady	
GROSS SCHEDULED INCOME:	\$140,000 Projected	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$20,000	
NOI:	\$120,000	
DEBT SERVICE:	\$0	
CASH FLOW:	\$120,000	
CAP RATE:	9.23%	
BENEFITS SOUGHT:	Tap into equity. It's free and clear Future relationship and JV opportunity	
REMARKS:	This is a \$1.3M house. I will sell it at a discount for \$800K and buy it back later. In the meantime, I want to keep it as an airbnb, so I will NNN Master Lease it back from you and beat the 1% rule that is more and more a unicorn these days.	
OWNER:	Will Boyle	
COUNSELOR:	Will Boyle 1201 Edwards Mill Rd #300 Raleigh, , 27607	Phone: 8646603899 Email: Will@GreenvilleHomeSolutions.com