

Property Details

CONTROL:	Exclusive	VALUE: \$400,000
		LOAN: \$0
		EQUITY: \$400,000
TITLE:	2bd/2bth Fully Rehabbed Condo Laguna Woods CA	
TYPE:	Homes/Condos	
HAVE:	Furnished 2bd/2bth Condo in gated 55+ community with 2 Golf Courses, pools, tennis courts and over 200 social clubs in a massive lifestyle perk. Wheel share accessible.	
WEBSITE URL:	https://www.zillow.com/homedetails/2120-Via-Puerta-Laguna-Woods-CA-92637/25671491_zpid/	
ADDRESS:	2120 Via Puerta, Laguna Woods, California	
BENEFITS TO NEW OWNER:	10 Minute drive to the Beach. Extensive Sports facilities Private restaurant - Low Crime	
GROSS SCHEDULED INCOME:	\$36,000 Projected	
VACANCY LOSS:	\$1,800	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$11,916	
NOI:	\$22,284	
DEBT SERVICE:	\$0	
CASH FLOW:	\$22,284	
CAP RATE:	5.57%	
BENEFITS SOUGHT:	Exchange equity	
MOTIVATION:	Mrdium	
CAN ADD:	Paper- Cash - Real estate	
REMARKS:	Creative owner exchanger	
OWNER:	Broker	
COUNSELOR:	George Noor 330 Cessna Circle Corona, California, 92878	Phone: 909-841-4545 Email: george.noor@gmail.com