

## Property Details

CONTROL: Exclusive VALUE: \$370,000  
LOAN: \$0  
EQUITY: \$370,000

TITLE: 5 unit Newport, Ky  
TYPE: Multi-Family  
HAVE: Well-maintained 5-unit multifamily in a prime Newport location, just minutes from downtown Cincinnati. Updated interiors with separate utilities, strong tenant demand, and stable cash flow make this an excellent investment with upside potential. All sections

ADDRESS: 1032 Columbia St, Newport, Kentucky  
BENEFITS TO NEW OWNER: Solid cash flow property in the path of progress

GROSS SCHEDULED INCOME: \$57,792 Projected  
VACANCY LOSS: \$2,890  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$26,006  
NOI: \$28,896  
DEBT SERVICE: \$0  
CASH FLOW: \$28,896  
CAP RATE: 7.81%

BENEFITS SOUGHT: Larger multifamily or industrial property with management in place

MOTIVATION: Taken property as far as planned, ready to move up

CAN ADD: duolex

OWNER: KY DRGN 2 LLC

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