

## Property Details

CONTROL: Exclusive

VALUE: \$800,000

LOAN: \$0

EQUITY: \$800,000

TITLE: 41-55 S. Main St. Residential/Commercial units in Utica, OH

TYPE: Income Comb.

5 parcels with 24 off-street parking spaces in HOT area of Utica, OH. Some built as commercial units, some residential, all being used as residential.

HAVE:                      built as commercial units, some residential, all being used as residential.  
Approx 17 miles to the Intel plant being built in New Albany, OH.

Buildings/parking in great condition.

ADDRESS: 41-55 S. Main Street, Utica, Ohio

BENEFITS TO NEW Income and Expense data to be updated and verified soon. All units rented.

OWNER: Month to month, but lots of upside to raise rents. Potential to redevelop and improve in many ways.

GROSS SCHEDULED INCOME: \$12 Projected

VACANCY LOSS: \$2

GROSS EFFECTIVE INCOME: \$0

EXPENSES:	\$1
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NOI: \$9

DEBT SERVICE: \$0

CASH FLOW: \$9

CAP RATE: 0.00%



**BENEFITS SOUGHT:** Prefers to cash out, but will look at other opportunities. Looking to simplify.

MOTIVATION: Getting holdings into easier to manage situation.

CAN ADD: Same owner as 347 S. Main St in Utica which is a 6-7 unit commercial opportunity, and also a barndominium and small MHP.

REMARKS: Multi parcel sale in the heart of Utica. 5 Parcels contiguous with 132 feet of frontage on S. Main Street (Rt 13) and 165 feet deep. Half acre. 41-55 S. Main Street in Utica. Licking County is HOT HOT HOT!

OWNER: Jeanne's Property

COUNSELOR: Michael Lane  
1091 Eastwind Drive  
Westerville, Ohio, 43081

Phone: 614-419-7040

Cell: 614-419-7040

Email: [Mike@MagnumAdvisors.com](mailto:Mike@MagnumAdvisors.com)