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.
HAVE:	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. 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 OWNER:	Income and Expense data to be updated and verified soon. All units rented. 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
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

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