## **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: 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

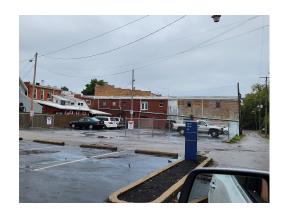
BENEFITS TO NEW Income and Expense data to be updated and verified soon. All units rented.

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
NOI: \$9
DEBT SERVICE: \$0
CASH FLOW: \$9
CAP RATE: \$0



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.

Multi parcel sale in the heart of Utica. 5 Parcels contiguous with 132 feet

REMARKS: 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!

OWNER: Jeanne's Property

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