

Property Details

CONTROL: Owner
VALUE: \$330,000
LOAN: \$275,000
EQUITY: \$55,000

TITLE: Quadplex & Duplex, Chester WV
TYPE: Multi-Family

HAVE: Quadplex (4x 1/1) & Duplex (2x 2/1). Lot formerly held a third building.
Quad rents: \$700, \$625, \$0, \$0. Duplex rents: \$700, \$650. Value-Add: 2 of the quad units are currently vacant. 1 vacant unit requires \$7-10k rehab; other vacant unit rent-ready.

ADDRESS: 104 California Ave & 109 Alley O, Chester, West Virginia
BENEFITS TO NEW OWNER: Value-add opportunities, possibility to expand with new building where third building was scraped.

GROSS SCHEDULED INCOME: \$50,400 Projected
VACANCY LOSS: \$5,040
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$1,200
NOI: \$44,160
DEBT SERVICE: \$21,689
CASH FLOW: \$22,471
CAP RATE: 13.38%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$235,314	\$2,389	8%	12/31/1969	No
LOAN 2	\$44,000	\$0	12%	12/31/1969	No

MOTIVATION: Tired of managing from the other side of the country.

OWNER: Andrew Hasser

COUNSELOR: Andrew Hasser
PO Box 56
Layton, , 84041
Phone: 3853687759
Email: andrew@betterpath.net