

Property Details

CONTROL: Owner VALUE: \$369,000
LOAN: \$140,000
EQUITY: \$229,000

TITLE: 3 Unit Residential in Paradise
TYPE: Homes/Condos

HAVE: Fully rented 3 unit residential property in Venice FL. Upside to raise 2 of the rents on long term tenants. Many improvements.

ADDRESS: 2980 Dogwood Road, Venice, Florida

BENEFITS TO NEW OWNER: Solid income property with many upgrades

GROSS SCHEDULED INCOME: \$56,196 Projected

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$20,928

NOI: \$35,268

DEBT SERVICE: \$15,314

CASH FLOW: \$19,954

CAP RATE: 9.56%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
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LOAN 1	\$140,000	\$1,276	0%	09/15/2032	No
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BENEFITS SOUGHT: Move through the asset and activate equity into something other than residential

MOTIVATION: 9

CAN ADD: Cash

OWNER: Dogwood Venice LLC

COUNSELOR:	Peter West	Phone: 413-822-2571
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