Property Details

CONTROL:	Exclusive	VALUE:	$800,000
		LOAN:	$0
		EQUITY:	$800,000

TITLE:	6 unit commercial plus billboard, 2 buildings, 1.8 acre
TYPE:	Retail/Commercial
HAVE:	2 commercial buildings with 6 tenants, plus billboard income, on 1.8 acres in Utica, OH. Utica is approx 17 miles from the Intel facility that is being built in New Albany, OH. Think of what happened in Chandler, AZ. That is what is about to happen here.
ADDRESS:	347 S. Main St., Utica, Ohio
BENEFITS TO NEW OWNER:	Income and expense figures to be determined and updated.

GROSS SCHEDULED INCOME:	$11 Projected
VACANCY LOSS:	$1
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$1
NOI:	$9
DEBT SERVICE:	$0
CASH FLOW:	$9
CAP RATE:	0.00%

BENEFITS SOUGHT:	Seller prefers to cash out and pay the tax, but may consider managed real estate. He likes FL.
MOTIVATION:	Looking to simplify his holdings to benefit his family. Reduce management.
CAN ADD:	A very nice "barndominium" that he lives in, and adjacent mobile home park that is in pristine condition. Will not part with MHP unless barndominium goes with it.
REMARKS:	High demand semi-rural area in Licking County Ohio. Lots of growth and potential for profits in this area.
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