

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

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	Income and expense figures to be determined and updated.
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OWNER:

GROSS SCHEDULED INCOME: \$11 Projected

VACANCY LOSS:	\$1
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GROSS EFFECTIVE INCOME: \$0

EXPENSES:	\$1
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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

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