

# Property Details

CONTROL: Exclusive VALUE: \$600,000  
LOAN: \$0  
EQUITY: \$600,000

TITLE: 6 Unit Urbana, OH  
TYPE: Income Comb.  
HAVE: 5 - 1 bed, 1 bath Apartments, plus basement unit occupied by a plumbing business.  
ADDRESS: 127 Miami St, Urbana,, Ohio  
BENEFITS TO NEW OWNER: Fully rented good condition income property

GROSS SCHEDULED INCOME: \$57,600 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$21,362  
NOI: \$36,238  
DEBT SERVICE: \$0  
CASH FLOW: \$36,238  
CAP RATE: 6.04%

BENEFITS SOUGHT: 1. Vacation/rental property outside US 2. Vacation/rental property in tropical area of US

MOTIVATION: Warmer weather to vacation

CAN ADD: 145 N Broad St, Fairborn, OH, OV \$700,000 F&C. 2nd-floor apartment, a side business with a one-car garage, & a bar/restaurant currently unoccupied on the first floor and basement. (Speakeasy) Historical

REMARKS: 3,273 Sq Ft Lot: 6,235 sq ft. 2 story bldg. with Basement, Built in 1900. 7,954 sq ft total, comprising six units (five apartments & 1 basement unit; third floor remains unfinished). Very strong area, a historic property w/significant potential upside

OWNER: Gregory Gawel

COUNSELOR: Debbie Ferrari Phone: 949-463-4111  
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