## **Property Details**

CONTROL: Exclusive VALUE: \$170,000

LOAN: \$0

EQUITY: \$170,000

TITLE: Dulex Newport, Ky
TYPE: Multi-Family

HAVE: Duplex with two long term tenants in it. Very little issues, management in

place.

ADDRESS: 110 W 7th St, Newport, Kentucky BENEFITS TO NEW Cash flow with appreciation

OWNER:

GROSS SCHEDULED INCOME: \$21,156 Actual

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$7,404
NOI: \$13,752
DEBT SERVICE: \$0
CASH FLOW: \$13,752
CAP RATE: \$8.09%

BENEFITS SOUGHT: Move up or lateral

MOTIVATION: Consolidating portfolio

CAN ADD: 5 unit MF

OWNER: IDM Holdings LLC

COUNSELOR: Jim Carmichael Phone: 859-801-0906

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