

# Property Details

CONTROL: Exclusive VALUE: \$450,000  
LOAN: \$200,000  
EQUITY: \$250,000

TITLE: Student Rental UIUC  
TYPE: Homes/Condos  
HAVE: Student housing beside University of Illinois.  
WEBSITE URL: [www.sabbaticalhouse.com](http://www.sabbaticalhouse.com)  
ADDRESS: 705 W Oregon, Urbana, Illinois  
BENEFITS TO NEW OWNER: Amazing location by UIUC campus and downtown Urbana Unique property  
Can reposition property for more rental income

GROSS SCHEDULED INCOME: \$38,400 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$14,400  
NOI: \$24,000  
DEBT SERVICE: \$14,000  
CASH FLOW: \$10,000  
CAP RATE: 5.33%



MOTIVATION: No longer need for child to attend school and will look at other investment options

OWNER: Mueller

COUNSELOR: Theresa Mueller  
132 N Washington  
Naperville, Illinois, 60540

Cell: 630-715-9999  
Email: [info@theresamueller.com](mailto:info@theresamueller.com)