

Property Details

CONTROL: Exclusive VALUE: \$310,000
LOAN: \$60,000
EQUITY: \$250,000

TITLE: Value Add Mixed Use Retail Property
TYPE: Retail/Commercial
Mixed-use retail property with an NOI upside. New tenants. Rates secured.
HAVE: Tenants: 1 Retail tenant- Personal Trainer \$2,000.00 MG 1 Residential
Tenant \$1,000.00 MG
WEBSITE URL: n/a
ADDRESS: 8129 Page Ave, St Louis, Missouri
BENEFITS TO NEW OWNER: Brand new leases/tenants, Newly renovated, passive investment

GROSS SCHEDULED INCOME: \$36,000 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$5,000
NOI: \$31,000
DEBT SERVICE: \$10,000
CASH FLOW: \$21,000
CAP RATE: 10.00%

MOTIVATION: This is my client's formula of doing real estate: Buy low, fix, rent, flip....

REMARKS: Great investment opportunity for someone starting out as an investor.

OWNER:

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