

## 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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