

Property Details

CONTROL: Exclusive VALUE: \$757,000
LOAN: \$0
EQUITY: \$757,000

TITLE: Four Office Condos
TYPE: Office Building

HAVE: This 4-unit office condo package offers a solid investment opportunity in a prime Cincinnati location! Each unit is 1,200 SF, totaling 4,800 SF of professional office space, seller will guarantee rent on the vacant unit for one year.

ADDRESS: 7357 E Kemper Rd, Cincinnati, Ohio

BENEFITS TO NEW OWNER: Immediate cash flow - Three units leased, and the fourth has a rent guarantee. Well-maintained office condos in a desirable business corridor. HOA Fees: \$174.27 per unit/month.

GROSS SCHEDULED INCOME: \$80,400 Actual

VACANCY LOSS: \$4,020

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$15,820

NOI: \$60,560

DEBT SERVICE: \$0

CASH FLOW: \$60,560

CAP RATE: 8.00%

BENEFITS SOUGHT: Cash flow property or a similar office or office condo in Columbus, OH

MOTIVATION: Moving home and operations to Columbus, OH

OWNER: K & M Dabdoub Llc

COUNSELOR: Jim Carmichael Phone: 859-801-0906
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