

Portfolio Investor's Prospectus

Date: 1/26/20

Buy & Hold Rental Candidate Portfolio – Turn-Key Rental for Investor

1586 WILLARD SE, WARREN, OH



3 Bed / 1 Bath / 1 Car Garage /1,152 sf / Built 1940
Taxes: \$426/year (2018) /Finished Attic / AC
Acquisition Cost: \$47,500 ReHab Est: \$0

All-in: \$47,500

AVM Value Range for Neighborhood: \$35K to \$45K

Average Rental/mo for 3 bed in area: \$745

Current Section 8 Lease Rate: \$665/month

Management Company In Place

**Investor's Estimated Price for
Acquisition/Fix/Lease: \$43,500**

Lease Rate: \$665/mo

Annual NOI: \$5,034

Projected CAP Rate: 11.5%

Low Crime

For details and backup documentation on this property call/text/email:

Dave Franeki 480 232 5477 or Dave@CapstoneCapitalUSA.com