

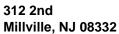


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Asking \$449,900.00









## **COMMENTS**

\"Don't let this purr-fect investment property slip away! Legal 2 Sty Quad (side-by-side) with four separate entrances. This fully occupied property features \*\*2 two-bedroom\*\* and \*\*2 one-bedroom\*\* units, all yearly leases! Upstairs units boast full attics for bonus space, while downstairs units have access to a full basement. Additional perks include a small rear yard, separate hot water tanks, individual heating, on-site parking, a deck, and more! Fantastic income-producing opportunity with a \*\*13.89% cash-on-cash ROI\*\* based on a \*\*20% down conventional mortgage at 8% interest\*\*. Don\t miss out on this prime multi-family investment! Please note this property is being sold strictly \"AS IS\". Units 312 #1 and 314# 2 are currently vacant and rent can be increased to market rent.

	PROPI	ERTY DETAILS	
OutsideFeatures Curbs Fenced Yard Porch Sidewalks	ParkingGarage None	OtherRooms Eat In Kitchen	Basement 6 Ft. or More Head Room Full Inside Entrance
Heating Baseboard Gas-Natural	HotWater Gas	Water Public	Sewer Public Sewer

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