

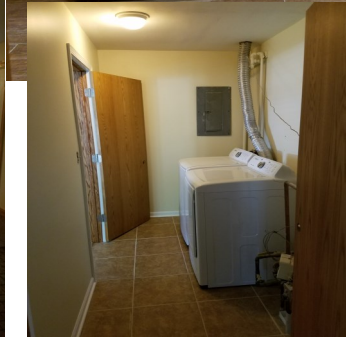
BUY N HOLD OR FLIP IN SUMMER ! EASY! TURNKEY— REHABBED & RENTED! GREAT FOR NEW OR EXPERIENCED INVESTORS!

Call for Address. Algonquin, IL 60102

\$169,900

TURNKEY SIMPLE DEAL!!

- PLEASE DO NOT DISTURB TENANTS. THANKS.
- 3 BED 1 BATH 2 CAR GAR
- GREAT NEIGHBORHOOD & SCHOOLS (8 & 9 OUT OF 10)
- CASHFLOWING/ FUTURE RENT TO OWN TENANTS.
- \$1,300/MO. TENANTS PAY ALL UTILITIES. \$1900 TAXES
- LEASE EXPR 5/31/17.
- RE-LEASE AT \$1,400+ OR SELL (FLIP) IN JUNE 2017.
- ♦ New Kitchen & SS Appliances
- ♦ New Bath Upgrades
- ♦ New Samsung Washer/ Dryer
- ♦ New Carpet & Pad
- ♦ New Lighting/ Fixtures/ Ceiling Fans /Blinds
- ♦ New Garage Door
- ♦ Other New Improvements
- ♦ Negotiable.
- ♦ Can Prop Manage
- ♦ VALUES INCREASING !
- ♦ RENTS INCREASING !
- ♦ NO SFR 3 BED FOR SALE AT THIS PRICE !



Estd. Value NOW: BPO: \$170,000; Redfin \$166,000; Zillow \$164,000
Summer 2017: Trulia: \$185,000 Zillow \$174,000
Market Rent: Zillow \$1,400 +

FLIP: (Best to Finance Short Term vs. All Cash)

Flip Sales Price: \$180,000

MAKE OFFER NOW!

CASH on CASH 25%+

RENT (Self Managed/Rehabbed):

	<u>Monthly</u>	<u>Annual</u>
Rent	\$1,400+	\$16,800
Utilities	- 0	- 0
RE Tax	- 160	- 1,920
Insuran.	- 60	- 720
Grs Profit \$	1,180	\$ 14,160

Tenants Pay All Utilities