



For Sale
120 N. Main Street
Englewood, OH



Tenant Improvements Galore! Two great buildings with one great price—ready for a new owner NOW! This EASY opportunity consists of two buildings both occupied by dream tenants —each of which have updated both buildings —with new paint, carpet, signage and fixtures! Gross rental income is \$25,200 and expenses are low and easy to manage providing for a Net Operating Income (NOI) of \$19,414—with rents increasing soon and annually thereafter. Great location, great price and great tenants in place!

Tammy Lambert
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3050 Tipp-Cowlesville Rd.
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NOTE: Only enter data in cells with orange background

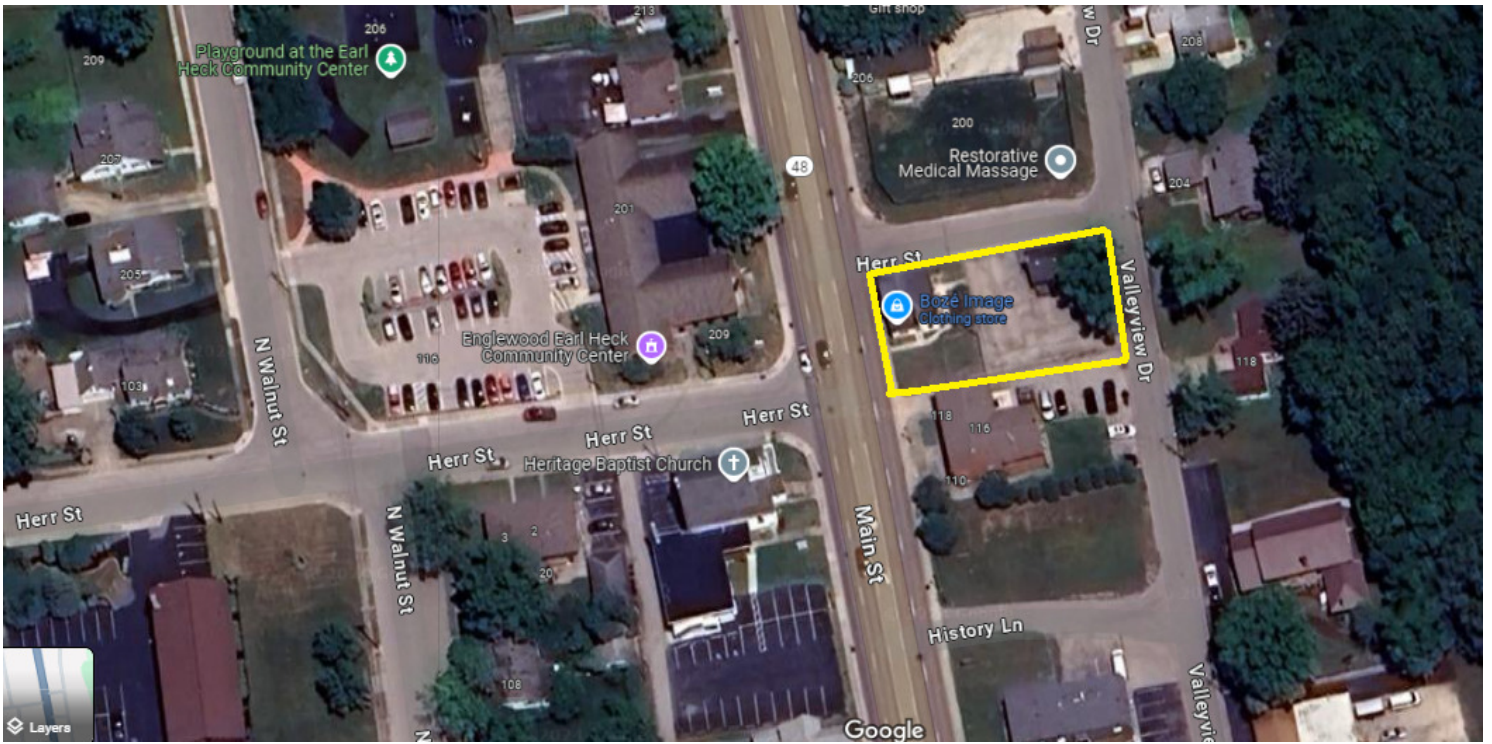
		Notes
Purchase Price	\$ 189,900	
Down Payment	\$ 37,980	
Mortgage Amount	\$ 151,920.00	
Loan-to-Value	80.0%	
Cap Rate	10%	
Gross Rental Income	\$ 25,200	
Taxes	\$ 3,121	Landlord Expense
Insurance	\$ 1,165	Landlord Expense
CAM	\$ 1,500	LL Landscape/Snow
Management Fee	\$ -	0.00%
Replacement Reserve	\$ -	0.00%
Vacancy Rate	\$ -	0.00%
Net Operating Income	\$ 19,414.00	
Monthly Net Rent	\$ 2,100.00	
Mortgage Interest Rate		7.3%
Amortization (In Years)	20	Years
Monthly Mortgage PMT	(\$1,200.74)	(\$14,408.87)
Monthly Net Cash Flow	\$ 899.26	
Annual Net Cash Flow	\$ 10,791.13	
Debt Coverage Ratio	1.35	
Cash-on-Cash Return	28.41%	
Intl. Investment Payback Period	3.52	Years

120 N. Main Street Englewood Rent Roll

Tenant	Unit ID	SQ	Rent/sf	Lease Date	Lease End	Renewal Options	Annual Rent	Monthly Rent	Deposit
Custom Tailor	FRT	1,256	\$14.33	12/15/2023	12/31/2026	NO	\$18,000	\$1,500	\$1,500
Massage Therapist	BCK	600	\$12.00	10/1/2023	9/30/2028	NO	\$7,200	\$600	\$600
							Annual Income	\$25,200	\$2,100



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