

**Incredible Investment Opportunity!**  
**4 BR house + 2 Large Commercial Buildings**  
**Great Visibility from Hwy! 2703 sq ft of Commercial Space**  
**- \$23,000 - \$27,000 yearly rental revenue possible!**



**2367 Lee Highway (Rt 11), Mt. Sidney, VA**  
**Only \$199,900 Call Owner: (540) 942-3279**

**Great Investment opportunity! See back of flyer for Income & Cash Flow scenarios.**  
**Live in house and use all or part of the Commercial Area for your own business, or**  
**rent out the commercial space and pay for your entire mortgage!**

**Main House (Just remodeled – freshly painted, new lighting, tile, new heat pump & more!)**

4 Bedrooms, 1.5 Baths, Refinished Vintage Wood Floors, Modern Kitchen with all new Stainless Appliances, Large Dining Room with traditional Bay Window, Utility Room, Enclosed Porch, Covered Front Porch, Brand New Heat Pump, Vinyl Siding. 1,700 Finished Sq Ft + 708 square feet cellar. Fort Defiance School District.

**Commercial Building #1 (Fronts Lee Highway aka US HWY 11)**

Previously used as an Antique Shop. 848 sq ft all on one level. Ideal for virtually any storefront, craft shop, daycare, etc. – with great visibility from US Highway 11 (Lee Highway).

**Commercial Building #2 (Made up of 2 rentable units & faces Pottery Shop Ln)**

**Unit 1:** Two stories with a total of 950 sq ft. Open space ideal for storage or some kind of a shop. Could be finished in to a 2 bedroom apartment to maximize your rental revenue potential.

**Unit 2:** Garage Bay with 2 additional rooms that could be used as storage or office space. 905 sq ft. Currently used as a cabinet shop. Garage Faces Pottery Shop Ln.

For pictures see: [www.MyHomeFlyer.com](http://www.MyHomeFlyer.com)  
Also, see back of flyer for Income & Cash Flow.

Many rental property owners buy a property, rent it out, collect a net profit and sit back while they continue to collect that income year after year. Often it is hard to find a property with a positive cash flow. This property has great income opportunity and positive cash flow from Residential Lease and three (3) commercial spaces. Here is our estimated lease incomes:

4 Bedroom Home	\$875	
Commercial Unit 1	\$500	
Commercial Unit 2	\$250	(\$550 if converted to apartment)
Commercial Unit 3	\$350	
Monthly Income	\$1,975	(\$2,275 with apartment conversion)
Annual Income:	\$23,700	(\$27,300 with apartment)

### Here are two examples of financing and cash flow

#### **Investor Financing with 20% down payment:**

Purchase for \$199,900, with \$39,980 down, and \$159,920 financed at 5.0% fixed rate 30 years

\$ 858.49	Monthly Mortgage Payment (Principal & Interest)
\$ 80.00	Taxes (\$951.84 Annually)
\$ 65.00	Insurance (\$780 Annually)
-----	
\$1,003.49	Total Monthly Expenses
\$1,975.00	Monthly Rental Income
-----	
\$ 971.51	Net Monthly Income

**That's \$11,658.12 per year of positive cash flow**

#### **Owner Occupied with only 3.5% down payment:**

Live in the main house and use the three commercial rental units to help pay your mortgage.

Purchase for \$199,900, with \$6,996.50 down, and \$192,904 financed at 5.00% fixed rate 30 years

\$1035.55	Monthly Mortgage Payment (Principal & Interest)
\$ 80.00	Taxes (\$951.84 Annually)
\$ 65.00	Insurance (\$780 Annually)
-----	
\$1,180.55	Total Monthly Expenses
\$1,100.00	Monthly Rental Income (Three Commercial Units)
-----	
\$ 180.55	Total Monthly cost

**That's only \$181 per month to own this beautiful home and commercial buildings!**

Loan options and interest rates change on a daily basis. You will need to talk to your loan officer to see what loans are available to you. If you need a loan officer that specializes in these type loans, give us a call and we can recommend a few.

**VATN LLC, A Real Estate Investment Company**  
Call Us: 877-298-6292