

## **\* For Sale – 3 Unit Rental House! \***

- **Large 4,329 sq ft Home with Three Rental Units**
- **\$1,975/month in rental income (\$23,700/yr)!**



Large House with 3 Rental Units



Beautiful Views from House

**2726 Mt. Torrey Road, Lyndhurst, Virginia**  
**Only \$289,900 Call Owner: (540) 942-3279**  
**Rental Property - shown by appointment only.**

**Great Investment opportunity! See back of flyer for Income & Cash Flow. All three units have electric sub-meter & propane hookups. Common area includes large 2+ acres yard, Spring-fed Trout Pond, across from National Forest**

### **Main House**

4 Bedrooms, 2 Baths, Central AC/Heat, Large Kitchen – all appliances including DW , Open Floor Plan w/Cathedral Ceiling, Fireplace, Large Bedrooms and Master Bath, over 2,000sqft, 2 Large Decks with Mountain Views. Washer/Dryer included.

**Rented at \$985/month (includes lawn care and trash pickup)**

### **Downstairs Apartment**

1 Bedroom, 1 Bath, Large Bedroom, Full Kitchen includes Dishwasher, Washer/Dryer included. Private Patio. **Rented at \$495/month (includes lawn care and trash pickup)**

### **Side Wing Apartment**

1 Bedroom, 1 Bath, AC, Large Bedroom, Full Kitchen includes Dishwasher, Washer/Dryer included. Private Deck. **Rented at \$495/month (includes lawn care and trash pickup)**

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

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*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 from day one.*

*This property has a great income and will bring you positive cash flow from the very beginning. All three rental units are leased with great tenants with an annual rental income of \$23,700.*

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

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

Purchase for \$289,900, with \$57,980 down, and \$231,920 financed at 5.5% fixed rate 30 years

\$1,316.82 Monthly Mortgage Payment (Principal & Interest)

\$ 127.00 Taxes (\$1,524 Annually)

\$ 65.00 Insurance (\$780 Annually)

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\$1,508.82 Total Monthly Expenses

\$1,975 Monthly Rental Income

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\$ 466.18 Net Monthly Income

#### **That's \$5,594.16 per year of positive cash flow**

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

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

FHA has a loan for owner occupied with rental units. Only 3.5% down required.

Purchase for \$289,900, with \$10,146.50 down, at \$279,753 financed at 5.00% fixed rate 30 years

\$1,501.77 Monthly Mortgage Payment (Principal & Interest)

\$ 127.00 Taxes (\$1,524 Annually)

\$ 65.00 Insurance (\$780 Annually)

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\$1,693.77 Total Monthly Expenses

\$ 990.00 Monthly Rental Income (Basement Apartment + Side Wing Apartment)

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\$ 703.77 Total Monthly cost

#### **That's only a little over \$700 per month to own this beautiful home!**

Loan options and interest rates change on a daily basis. You will need to talk to your loan officer to see the current interest rate what loans are available to you.