

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)!

2726 Mt. Torrey Road, Lyndhurst, Virginia

Call Owner: 540-942-3279, Pictures: www.MyHomeFlyer.com

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)

\$1,508.82 Total Monthly Expenses

\$1,975 Monthly Rental Income

\$ 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)

\$1,693.77 Total Monthly Expenses

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

\$ 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.