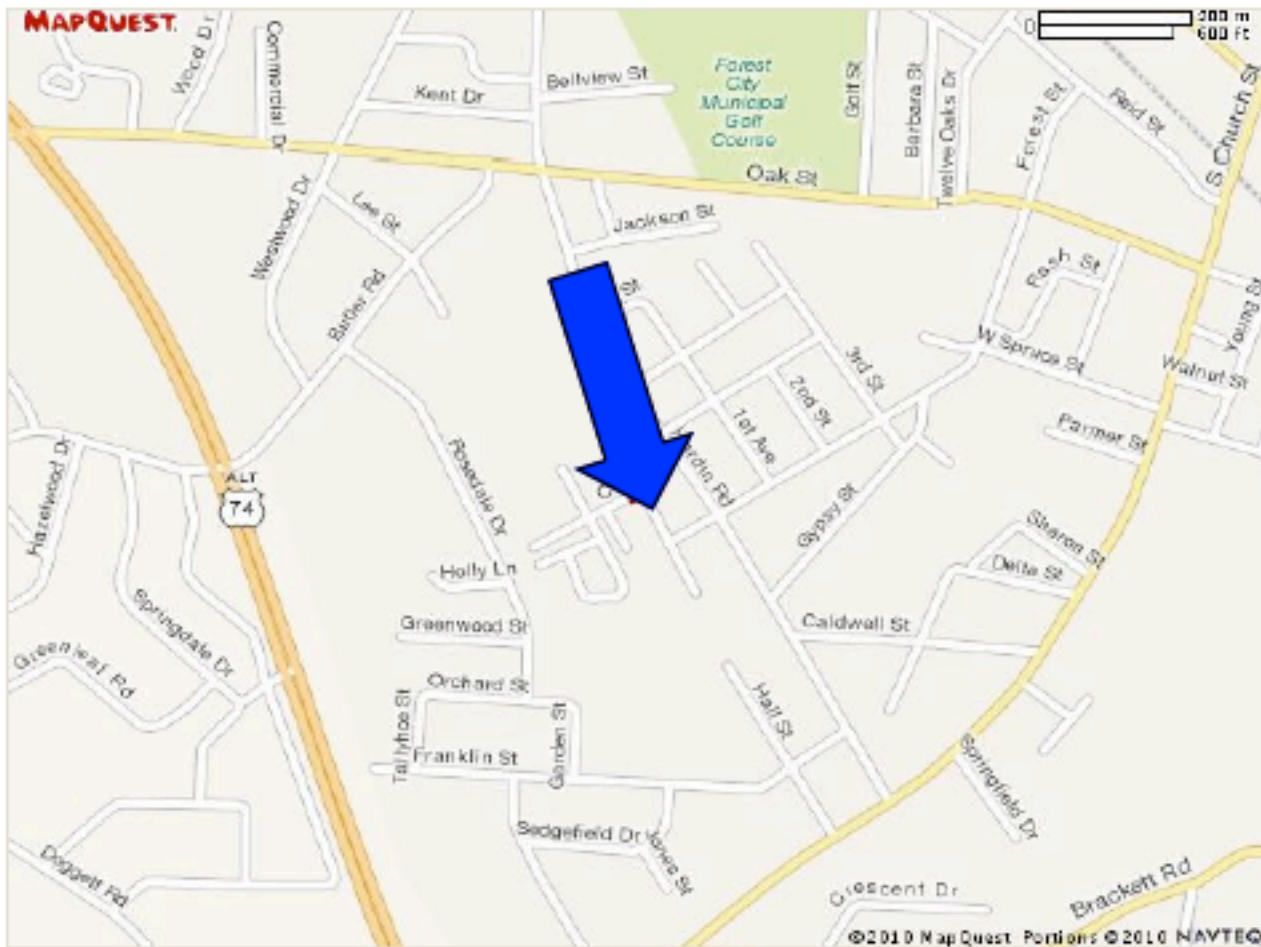


8 UNIT SINGLE FAMILY HOME PACKAGE FOR SALE HAMILTON ST, FOREST CITY NORTH CAROLINA, \$ 174,900



UP FOR SALE IS A PACKAGE OF 8 SINGLE FAMILY RENTAL HOMES, ALL UNITS 2BR/1BA

ALL ARE APPROXIMATELY 725 SQ FT, BLOCK CONSTRUCTION AND BUILT IN 1966 ERA

WINDOW AIR CONDITIONERS AS PROVIDED BY TENANTS, & NATURAL GAS HEATERS

RENTS VARY FROM \$ 225 TO \$ 400 PER MONTH

THE RENTS COULD BE SOLIDLY INCREASED WITH SOME BASIC MAINTENANCE TO THE HOMES, AND BY WORKING TO OBTAIN OTHER SECTION 8 TENANTS

SITUATED ON 7 PARCELS LOCATED ON A CUL DE SAC AT THE END OF HAMILTON STREET, INCLUDING ONE VACANT LOT

TENANTS PAY ALL UTILITIES, AS UNITS ARE SEPARATELY METERED

EXPENSES TO AN OWNER/MANAGER WOULD ENTAIL REAL ESTATE TAXES TOTALING APPROXIMATELY \$ 951, ABOUT THE SAME FOR INSURANCE, & ANY NECESSARY MAINTENANCE

HOMES ARE IN VARYING CONDITION FROM POOR TO DECENT, AND ARE BEING OPERATED BY A CURRENT PARTY WHO HAS A CONTRACT FOR DEED THAT WILL BE RESCINDED BY THE OWNER AT TIME OF CLOSING



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