

The Income Property Hotlist for the Week of October 24, 2014

For long-term wealth and ease of management, we will focus on homes having a minimum of 3 bedrooms. In addition, we prefer to see homes with a minimum of 1,000 square feet. Larger homes rent faster, for higher rates, and have fewer vacancies.

Finally, the home must be priced attractively based upon the estimated rental income. Our criterion is the home must be *priced below 8 times the annual gross rental income*. The homes on this income property hotlist meet all of these requirements:

1. 29010 Barjode, Willowick – Foreclosure – List Price \$44,900

This is a 3 bedroom, 1 bath ranch with a full basement. The home was built in 1959 and has 1,496 square feet. The home is priced at \$30.01 per square foot. The estimated monthly rent for this home is \$900. The annual gross rental income estimate is \$10,800. This home is the most attractively priced home in Willowick this week. The home does need \$8,000 to \$10,000 of concrete work. The home also does not have a garage. A garage is not needed if held as a rental property. Comparable homes are selling in the range from \$95,000 to \$105,000.

2. 847 Lloyd Road, Willowick – Foreclosure – List Price \$60,500

This is a 3 bedroom, 2 bath bungalow with a full basement. The home was built in 1940 and has 1,092 square feet. The home is priced at \$55.40 per square foot. The estimated monthly rent for this home is \$975. The annual gross rental income estimate is \$11,700. Comparable homes are selling in the \$85,000 to \$95,000.

3. 1846 Kennedy Drive, Wickliffe – Foreclosure – List Price \$75,000

This is a larger 3 bedroom, 2 bath split level with an attached two car garage. The home was built in 1966 and has 1,550 square feet. The home is priced at \$48.03 per square foot. The estimated monthly rent for this home is \$1,100. The annual gross rental income estimate is \$13,200. Comparable homes on this street have sold in the \$134,000 to \$145,000 price range.

4. 7599 Manor Road, Mentor – Foreclosure – List Price \$49,900

This is a 3 bedroom, 2 bath ranch on a slab. The home was built in 1960 and has 1,056 square feet. The home is priced at \$47.25 per square foot. The estimated monthly rent for this home is \$987 per month. The estimated annual gross rental income is \$11,844. Comparable homes are selling in the \$100,000 to \$110,000 price range.

NOTE: These homes are priced attractively compared to other homes listed for sale. Homes priced attractively typically sell quickly and may attract multiple-offers. These homes do need work.

If you would like to schedule a walk through of any of these properties, call me at 440-721-7541.

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