

INCOME PROPERTY BEST BUY HOTLIST

Date: November 10, 2019

To: Income Property Best Buy List Subscriber

From: Rob Minton, Platinum Real Estate & Cashflownaire

Regarding: Updated List of Income Property Best Buys

Dear Cashflownaire,

Since I took it upon myself to create my own word – CASHFLOWNAIRE, it's somewhat logical that I would publish a list of properties offering attractive cashflow. Yes, I'm aware that cashflow is technically two words. It's ONE word in my world and that's because it's the ONE thing we should pay attention to when investing. We *can't* eat appreciation, but we certainly can eat cashflow. Plus, we can reinvest cashflow to create... more cashflow. The same is not true for appreciation. ☺

As I study the local real estate market and find good investment candidates, I will share them in these updates. Depending on the timing of when you read this list, the properties identified may no longer be available. In addition, these updates are not published on any particular schedule. This simply means that you may miss some great opportunities. *The best opportunities are usually held for my actual clients.*

In general, I try to identify vacant properties that have been on the market for longer periods of time. This situation tends to increase the motivation of the seller, as they're covering the holding costs of the property. More importantly, there is less competition from other buyers. This is not the case with new attractively priced listings that end up with multiple offers. ☺

In addition, please understand that the properties I identify may need some work completed before showing the property to prospective tenants. As a client of mine, I can refer you to the trusted contractors that I use for my properties. These contractors include electricians, painters, plumbers, heating/cooling contractors, and landscapers. In addition, I can also refer you to several companies that offer full property management services. These companies can handle all of the management headaches for you. If you'd like more information, or would like to see any of the properties on this list, please contact me at 440-340-1445 or via email at rob@dividendrealestate.com

Best,
- Rob Minton
Platinum Real Estate
Cashflownaire

P.S. Please read the “How to Use This List” note at the end of the list. You may find the perspective I share to be helpful with your investments.

NOTE: Many of the properties included in prior “Best Buy” updates have sold. November and December are two of the best months for investors to buy a property. There is less buyer competition and the sellers tend to be more motivated.

Possible Manufactured Home Investment Opportunity



As you may know, I have had a great deal of success creating attractive cashflow with manufactured homes. Over the years, I’ve built a large portfolio of these income-producing assets and am thinking about partnering with other investors on manufactured home investments.


In most cases, we can acquire single-wide manufactured homes for under \$10,000. These assets typically generate an annual return on investment of 17 to 25%. As your partner, I would handle everything with regards to the investment, including ongoing property management.

If this is something you might be interested in, please send me an email at rob@DividendRealEstate.com and let me know.

Lake County – Single Family:



Residential MLS: **4145089** **Active**
 **33337 Louis St, Eastlake, OH 44095-3966**
Area: **1107-Eastlake**
Twp: **Willoughby-Eastlake**
School Dist: **Oakview 16**
Subdiv: **34-A-002-G-00-012-0**
Parcel ID:  **34-A-002-G-00-012-0**
Subtype: **Single Family**
County: **Lake**
Map: [Virtual Tour-Property Panorama](#)
Directions: **Vine St. to E 332nd St. to Louis.**

List Price: **\$57,500**
Sold Price:
List Date: **10/27/19**
List Date Rec: **10/27/19**
Pending Date:
Off Mkt Date:
Closing Date:
Contingent Dt:
Exp. Date:
DOM/CDOM: **14/14** 
\$/SqFt: **\$57.04**

This home is a 3-bedroom, 1-bath HUD foreclosure listed at \$57,500. It’s only been on the market for 14 days.

The estimated monthly rental income is \$1,050. The property taxes are \$255 per month. The insurance is estimated at \$50 a month leaving a monthly positive cashflow of \$745 (\$8,940 annually), if purchased for cash.

Before renting this property, it will need some cosmetic updating to get into showing condition. The cost of these improvements has not been factored into these estimates. However, the goal would be to negotiate the purchase price down to offset the repair costs.

Great Buy Now:

Asking Price \$57,500 Days on Market: 14 Net Annual Cashflow: \$8,940 ROI 15.5%

Lake County – Single Family:



Residential MLS: **4140711** **Active**
1202 Windermere Dr, Willoughby, OH 44094
Area: **1108-Willoughby**
Twp: **Willoughby-Eastlake City**
School Dist: **Willoughby-Eastlake**
Subdiv: **Willobee-On-The-Lake 02** Subtype: **Single Family**
Parcel ID: **TX 27-B-056-D-00-006-0** County: **Lake**
Map:
[Supplements \(2\)](#) [Virtual Tour-Property Panorama](#)
Directions: **West off Lost Nation just before Lakeshore Blvd.**
List Price: **\$69,000**
Sold Price:
List Date: **10/05/19**
List Date Rec: **10/08/19**
Pending Date:
Off Mkt Date:
Closing Date:
Contingent Dt:
Exp. Date:
DOM/CDOM: **36/36**
\$/SqFt: **\$76.67**

This is a smaller 3-bedroom, 1-bath home in Willoughby, Ohio listed for \$69,000. It's been on the market for 36 days. This home has newer windows, siding, roof and an updated electric panel. The estimated monthly rental income is \$1,050. The property taxes are \$130 per month. The insurance is estimated at \$50 a month leaving a monthly positive cashflow of \$870 (\$10,440 annually), if purchased for cash.

Great Buy Now:

Asking Price \$69,000 Days on Market: 36 Net Annual Cashflow: \$10,440 ROI: 15.1%

4 FAMILY INVESTMENT PROPERTY



Multi-Family MLS: **4127324** **Active**
386 E Main St, Geneva, OH 44041
Area: **2001-Geneva**
Twp: **Geneva City**
School Dist: **Geneva Area CSD**
Subdiv: **Geneva** Subtype: **Four**
Parcel ID: **TX 200180013600** County: **Ashtabula**
Map:
[Supplements \(3\)](#) [Virtual Tour-Property Panorama](#)
Directions: **RT 534 (Broadway) north to RT 20 (Main) turn right to address on southeast corner of East Main (U.S. Route 20) and South Cedar Street.**
List Price: **\$129,900**
Sold Price:
List Date: **08/21/19**
List Date Rec: **08/22/19**
Pending Date:
Off Mkt Date:
Closing Date:
Contingent Dt:
Exp. Date:
DOM/CDOM: **81/81**

This is a 4-unit multi-family property in Geneva, Ohio. The total monthly rental income for these four units is \$1,555. The property is 100% occupied with room to increase the rental rates. The tenants pay for utilities. The owner would pay for taxes, insurance and maintenance, which is typical. The property taxes are \$167 per month and the insurance is estimated to be around \$75 monthly. The net positive monthly cashflow after taxes and insurance would be around \$1,313 (\$15,756 annually).

Great Buy Now:

Asking Price \$129,000 Days on Market: 81 Net Annual Cashflow: \$15,756 ROI 12.2%

HOW TO USE THIS LIST

As a Cashflownaire, our mission is to buy income, not appreciation. We make income our priority because we can use income to buy time. **Time is far more valuable than money, so buying our time is always THE priority.** We trade a lower value item (MONEY) to buy a higher value item (TIME).

This doesn't mean that appreciation isn't important. It certainly is important, we just treat appreciation as a bonus. If an investor had \$255,500 available to invest, they could theoretically buy all of these properties at their asking prices and would begin enjoying \$34,956 of annual net income.

This annual income is *after* factoring property taxes and insurance. This annual income does not include repairs, maintenance, or any property management expenses.

All of these properties combined as a retirement portfolio would provide a monthly net rental income of approximately \$2,913. This hypothetical investor could use this income to offset their monthly living expenses significantly reducing their need to work for money.

This monthly income would flow regardless of what's happening in the stock market, and would continue to increase with slight rental rate increases each year.

I go into more detailed cashflow strategies my Cashflownaire Membership. You can become a member here:

<https://dividendrealestate.com/join>

If you'd like more information on any of these properties, or would like to become a private client of mine, please reach out to me at: rob@DividendRealEstate.com

EARNINGS AND INCOME DISCLAIMER:

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for this information you agree not to attempt to hold us liable for your decisions, actions or results, at any time, under any circumstance.

Real estate is not a risk-free investment. You can lose money investing in real estate. Your ability to be successful depends on many factors including the systems you use, the amount you borrow, your experience, and your support team. You can minimize your risk by building a solid team of experienced professional advisors. This list is for informational purposes only. Please discuss any real estate investment with your tax and legal professionals.