



Victoria 8-Plex w/ Seller Financing \$690K

303 Palmwood Dr: 7 of 8 units occupied with long-term tenants, some in place for 15+ years. Market rents are \$875 per unit. Seller is retiring and offering attractive financing: 15% down, 5.25% interest, 30-year amortization, 5-year balloon. Owner currently covers water/trash (~\$600/mo), while tenants pay electric. Several strong property managers are available in the area. P&L is handwritten—some gaps expected. Asking is \$750k, we’ve negotiated down to \$690k for a large built in equity position. Taxes \$10,706.

<https://redf.in/CTKDdd>

Sale Price	\$690,000.00	Projected Income	\$7,000.00
Principal + Interest (25% down at 5.25%)			\$2,857.00
Cash Needed (purchase price + closing costs)			\$179,400.00
Monthly NOI			\$4,232.83

Operating Expenses			
Taxes	\$892.17	Insurance	\$350.00
Maint. Reserve	\$210.00	Landscaping	\$50.00
Management	\$490.00	Vacancy	\$175.00
Utilities	\$600.00	HOA	\$0.00
MONTHLY OPEX	\$2,767.17	MONTHLY CASHFLOW	\$1,375.83
CAP RATE	7.36%	CASH ON CASH	9.20%