




# Ashley Ridge Delight

**\$82,000 USD**

	<b>4 Bedroom</b>
	<b>2.5 Bathroom</b>
	<b>2 Car Space</b>

## Points of interest

- ~ Built in 2000
- ~ Village of Ashley Ridge
- ~ Central to city & airport
- ~ Shops, Parks, Schools!
- ~ Golf courses nearby
- ~ Family focussed area



### **CASH FLOW**

ROI Gross	<b>14.63%</b>
ROI Net	<b>10.46%</b>
Yearly Net Income	<b>\$8,573.76</b>

### **RENTAL INCOME**

Rental Income	<b>\$ 1,000.00</b>
Property Taxes	<b>\$ 90.52</b>
Property Insurance	<b>\$ 45.00</b>
Property Management	<b>\$ 100.00</b>
Maintenance	<b>\$ 50.00</b>
Net Monthly Cashflow	<b>\$ 714.48</b>

### **APPROVED FINANCE TERMS**

Rate:	8.25%
Term:	30 Years
LTV:	50.00%
Loan Structure:	P & I
Approx lender fees:	\$ 2 points
Monthly Repayments:	\$308.02

### **ONCE OFF FEES**

Closing Costs	<b>\$ 1,600.00</b>
Buyers Fee	<b>\$2,970.00</b>
Loans USA Fee*	<b>\$2,200.00</b>

## **1924 Bromwich Rd, Charlotte NC 28208**

### Property Features

Currently undergoing rehab this family home, only minutes from downtown Charlotte, comprises four bedrooms and 2 and a half bathrooms. Located in the quaint village of Ashley Ridge, this property is centrally located to the international airport, downtown Charlotte and is serviced by several shopping centres, schools and parks. For golfing enthusiasts there are also a few courses within a short commute. Add this cashflow property to your portfolio today! Finance fixed for 3 years, then 1 year rollovers, loan amortized over 30 years.



**Please contact us for further information on this great investment opportunity.**

**1300 722 058**

\* The Loans USA fee is only payable if a Loan is taken. Initial Loan USA fee is \$2,200, subsequent fee is \$1,100. Disclaimer: This information is of a general nature and we will not be held liable for any errors or omissions. No allowance for a vacancy factor or maintenance has been included as it is an unknown quantity.