**LINK TO ONLINE PROPERTY WEBPAGE:** [**https://www.sellpoint.com/propertyDetails.aspx?caseId=56918572**](https://www.sellpoint.com/propertyDetails.aspx?caseId=56918572)

RecoveRE Holdings, LLC

**207 N Calvert Ave**

Sutton, NE 68979 $249,999



       

PROPERTY DETAILS

Price: $249,999

Bedrooms: 16

* Bathrooms: 8
* Square Footage: 6,912
* Lot Size: 0.80 acres
* Year Built: 1992
* Basement: Finished Basement
* Heating: Forced Hot Air
* Cooling: Window Unit A/C
* Water: City
* Septic/Sewer: City
* Type: Commercial (General) Two 4 Unit Multi-family Bldgs, one is on Lot 7 & one is on Lot 8

**PROPERTY DESCRIPTION**

VALUE ADD MULTI-FAMILY with 8 Units in the heart of Sutton, NE and about an hour away from Lincoln, NE Get 2 parcels for the price of less than one, 4 Units on Lot 7 & 4 Units on Lot 8.

ARV: $552,000.00 Rehab: $138,000.00

Cap Rate: 26.89% Layout: 16BD | 8 Bths

The property offers the opportunity to increase the NOI by 20% once cosmetic changes have been made. Don't miss this opportunity to own this cash cow property. This property consists of 2 lots (Lot 7 & Lot 8) totaling 8/10 of an acre or 34,000 + sqft, giving excess land to add storage units or additional parking that can be rented to residents or to the public for a substantial amount of additional revenue each month. We did this with a property in Cleveland, OH and its been cash cow ever since, the same can be done here.

# CONTACT DETAILS

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