



Priced at
\$295,000

About the Property

Turnkey Cash Flow Duplex with Guaranteed Income Component! Exceptional investment opportunity featuring an impressive 12%+ gross rental yield and a rock-solid tenant base. Total monthly rent is \$2,982, easily passing the coveted 1% rule. Unit 1 features stable, long-term guaranteed income through a local Veteran assistance program (\$1,382/mo), while Unit 2 brings in strong market rent at \$1,600/mo. Low-maintenance property with major capital expenditures already completed: brand-new roof and completely updated plumbing/pipes. Tenants pay individual gas & electric. Low annual property taxes maximize your net profit from day one. Add this high-performing, hassle-free asset to your portfolio today!



Features

- 2 Bathroom
- Eat In Kitchen
- Refrigerator
- Heat Fuel: Radiator
- Basement: Slab
- Public Sewer
- 4 Bedroom
- Gas Stove
- Heat Fuel: Gas-Natural
- Water Heater: Gas
- Smoke/Fire Alarm
- Brick

Give me a call!

www.monihan.com