

### Lancaster, CA - Single Unit Converted into 3 Units

**\$250,000 - Rehab Cost: \$200,000**

- 10% Guaranteed return while under construction
- Adding value, as remodel a 1 unit to make 3 Units
- 3 units with 3 br and 1 Bath each renting for \$1900 each or \$68,400 a year income
- Resale value after Rented to Veteran \$600,000 or a +42.20 % Capital Appreciation
- Ownership of property set up in an LLC so all are protected
- Projected Annual CASH ON CASH RETURN of 18.67%
  
- Is a 1 unit property now, but the land is a R2, which means the Land can be used for Multifamily rental units
- We will convert the 1 unit home into 3 units that are 3 bedrooms each
- Each will rent for \$1,900 a month x 3 will be \$5,700 a month or \$68,400 a year



This property was posted to Lancaster on: 31 Jan 2021