

1964 Arnold Way - Buyer/Investor Financing Plan

Purchase Price: \$949,000

The Seller is offering an attractive opportunity to the buyer/investor who purchases the property at the full asking price of **\$949,000**.

Monthly Rent Credit

With a full-price offer of **\$949,000**, the Seller will provide the Buyer with a **\$500 monthly credit toward the rent for each unit, for the remaining term of that unit's existing lease**

This credit is intended to help bring the current rents closer to market rent while providing the Buyer with additional cash-flow support during the initial ownership period.

Current Lease Terms & Monthly Credit

The \$500 monthly credit will apply for the remaining term of each existing lease:

Unit	Remaining Lease Term	Monthly Seller Credit	Total Potential Credit
Unit A	Approximately 11 months	\$500/month	\$5,500
Unit B	Approximately 11 months	\$500/month	\$5,500
Total			\$11,000

Final terms, credit structure, lease requirements, and documentation are subject to the purchase agreement and applicable lender requirements.