1960 Arnold Way - Buyer/Investor Financing Plan

Purchase Price: $899,000

The Seller is offering an attractive opportunity to the buyer/investor who purchases the property at the full asking price of **$899,000**.

Monthly Rent Credit

With a full-price offer of **$899,000**, the Seller will provide the Buyer with a **$400 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 $400 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 2 months	$400/month	**$800**
Unit B	Approximately 11 months	$400/month	**$4,400**
Total			**$5,200**

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