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Location **South Carolina**  
<https://www.genclassifieds.com/x-565494-z>

This is a great opportunity for students and parents of students to make money on a monthly basis for living in a home, instead of paying rent!! This home is located in Orangeburg, South Carolina, and is only blocks away from both Claflin and South Carolina State University. The home is currently structured as a rent by bedroom/shared common area arrangement and if you owned the home you would be profiting around \$900 a month for living there! A STUDENT AT EITHER COLLEGE THAT LIVED IN THE HOME FOR THE 4 YEARS OF SCHOOL WOULD WALK AWAY WITH AN ESTIMATED \$36,000 PROFIT!! And this would not include the additional benefits of possible home appreciation, increases in rent values, etc.!

Here are the details -











The home is almost 2000 square feet located on Peasley Street in Orangeburg South Carolina, blocks away from South Carolina State University and Claflin University. The home is fully occupied, there are five tenants in place, and I receive a monthly rental total of \$1600 per month. If you chose to live in the home and occupied the bedroom that rents for \$250 a month, your total income would be \$1350 per month. My bills this time of the year total about \$400 per month, so you would be cashflowing about \$950 a month after all expenses are paid!

I'm open to owner carry financing with \$40k down and monthly payments of \$475 per month for 10 years. You would still be cash flowing over \$400 a month, putting an extra \$4,800 in your pocket per year!

There are 5 bedrooms in the home, one has it's own bathroom and gets \$450 per month, three medium sized bedrooms at \$200 per month, and one small bedroom at \$150 per month. Each bedroom has it's own locks, and tenants share the common area that has a laundry room, and a kitchen. The kitchen has windows, a sink, and cooktop. As the current owner of this home I pay for the water, trash, sewer, electric (into house) and cable (electric), gas, insurance, and internet.

I just spent \$2000 for new plumbing lines under the home and a brand new tap to the city sewer line. Home was completely remodeled in 2013 and is still in very good condition.

Please call or email for more information or to discuss putting a deal!

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