



PadSplit



Southern
Impression
Homes

2604/2606 Kohn Rd Jacksonville, FL 32210

ID # 012211-0110

ID # 012211-0115

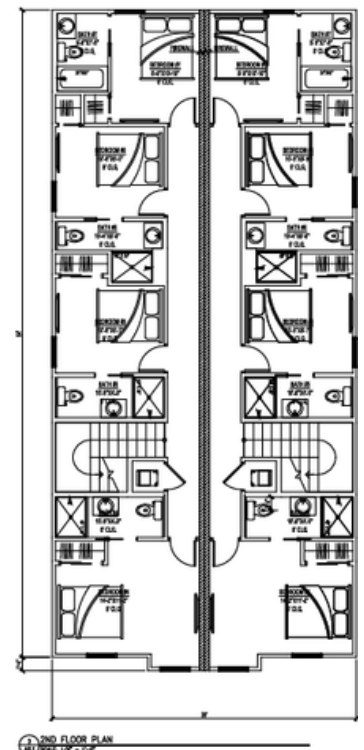
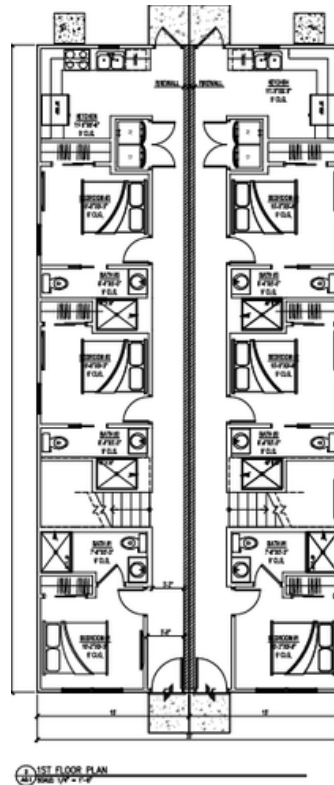
• Lots to be combined

\$650,000

Low Rate Investor Loans Available



14 Bed | 14 Bath | 3,732 Sq Ft



\$156,000

Estimated Annual Gross
Revenue

—

\$87,260*

Operating Expenses

+

\$33,216**

Debt Service

=

\$35,524

Annual Cash Flow

*Operating expenses include Insurance, Property Taxes, Utilities, 10% Vacancy, PadSplit fees. **These numbers are assumed at 20% down, at a 5.5% (5.616% APR) annual interest rate - 30 year amortizing fixed DSCR loan. No guarantees or warranties are made regarding the results or outcomes that may be achieved. Actual results may vary due to factors outside our control. Southern Impression Homes is an independent third-party builder, not an agent or affiliate of PadSplit. PadSplit has not sponsored or endorsed this material, does not warrant the construction or quality of any property, does not guarantee platform access, and makes no representations regarding projected revenues, returns, or financial outcomes.
CKF Construction Services LLC CGC1505442



9.6%

Return Yield

\$68,740

Annual NOI

\$145,623

Cash to Close



Ready to earn 2.5x more and make a community impact?
Scan the QR code to get started.

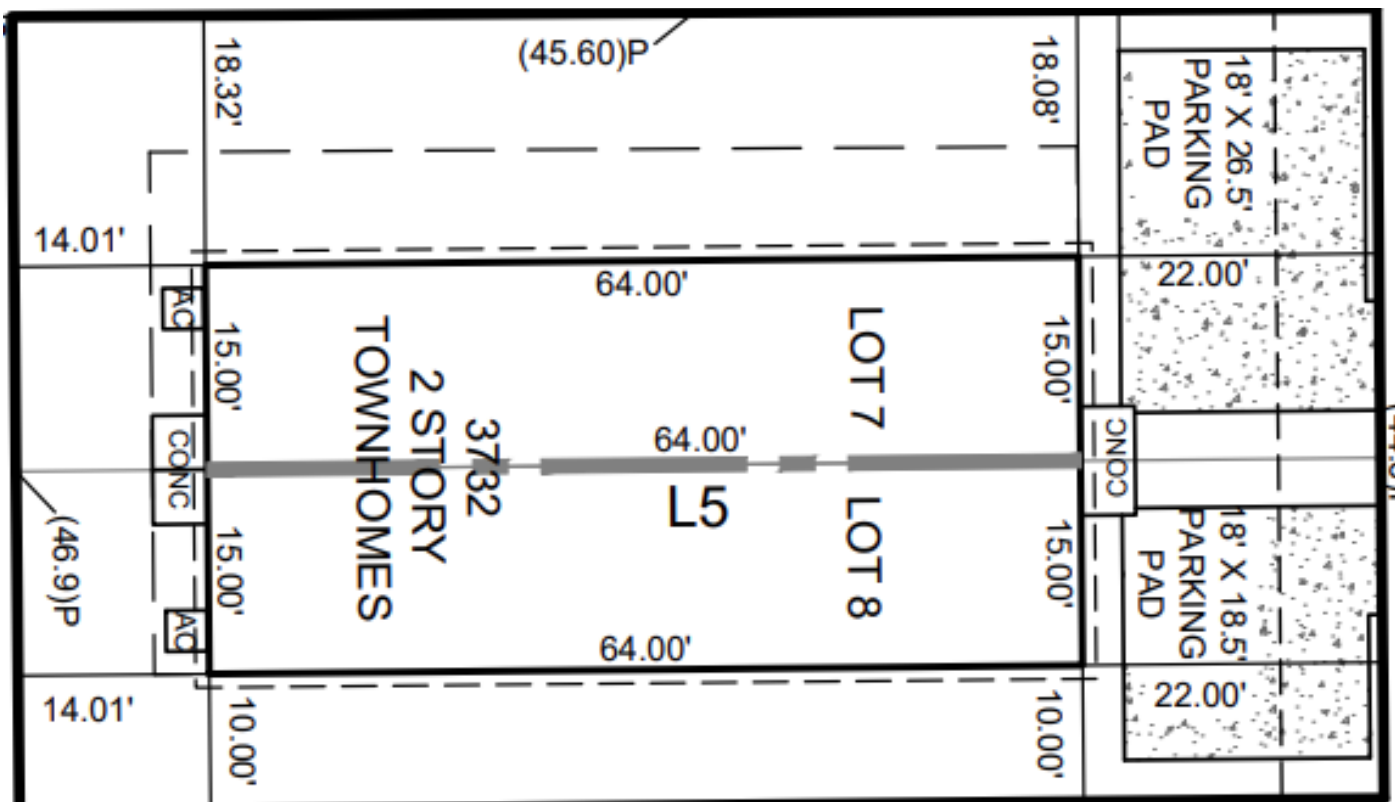


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***Additional: \$972 for 18' x 26.5'
Parking Pad***

Disclaimer: Conceptual CAD drawing based on plans submitted for permitting. Floor plans, site layouts, parking configurations, dimensions, square footage, specifications, and all depicted features are preliminary and subject to change without notice. Vehicle outlines and other graphic elements are for illustrative purposes only. Actual construction, site conditions, and final approved plans may vary. Please consult a Southern Impression Homes Property Counselor for current information.



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