

# **MOLDY INVESTMENT PROPERTY!** **~CASH BUYERS BRING ALL OFFERS~**

(Price has been *drastically* reduced to help facilitate a *Quick Sale*)

This is a GREAT bargain for anyone looking to flip a home.

Asking price:

**\$40k**/best offer

2 beds, 1 bath +Basement



Worth \$85-95k  
after Repairs

***4031 Henderson Ave, 40213***

**AWESOME LOCATION!**

Located off Preston Hwy only 3 blocks from the Watterson (i-264). Convenient to ANYWHERE in Louisville. BA Merchant Services is only a 1 minute drive away. ***(Map & Directions on Back)***

***Why Are We Selling it So Cheap?!*** The washing machine pipe was accidentally left on when we moved. This wouldn't have been a problem but the power was off so the sump-pump didn't turn on and the basement flooded! It sat like that for a few months and now **there is mold everywhere** and we can't afford to fix it ourselves.

**If you can pay CASH, and CLOSE fast then make us an offer! We already know that no bank will lend money on our house the way it is, so don't call us if you can't pay cash.**

This house F.S.B.O. but we have a reputable Real Estate Attorney handling everything for us. You can get insurance just like you would on any tradition purchase, and you'll be well protected.

***About the House:*** You'll be amazed at how GREAT the outside looks. The entire house was completely remodeled back in 2007. It has new vinyl siding, new doors, and new double-paned windows. The wiring and plumbing have also been updated. There is a medium-sized fenced-in yard. Just gut the inside of this house and you'll have a brand new house again! (which wouldn't cost much)

- **Bedrooms:** 2 upstairs, 1 in basement
- **Bathrooms:** 1 (upstairs)
- **Hardwood Floors, Full Basement**
- **Total Square Feet:** 1,282 (690 Upst. 592 Downst.)
- **Garage?** Not really, it's more like a bomb shelter.
- **Cost of Repairs:** Around \$30,000?

**For More Information Contact:**

**Amanda or Neil @ 502.552.5148**

**The House is Vacant and on a lockbox—call for the code!**

# ***4031 Henderson Ave., Louisville, KY, 40213***

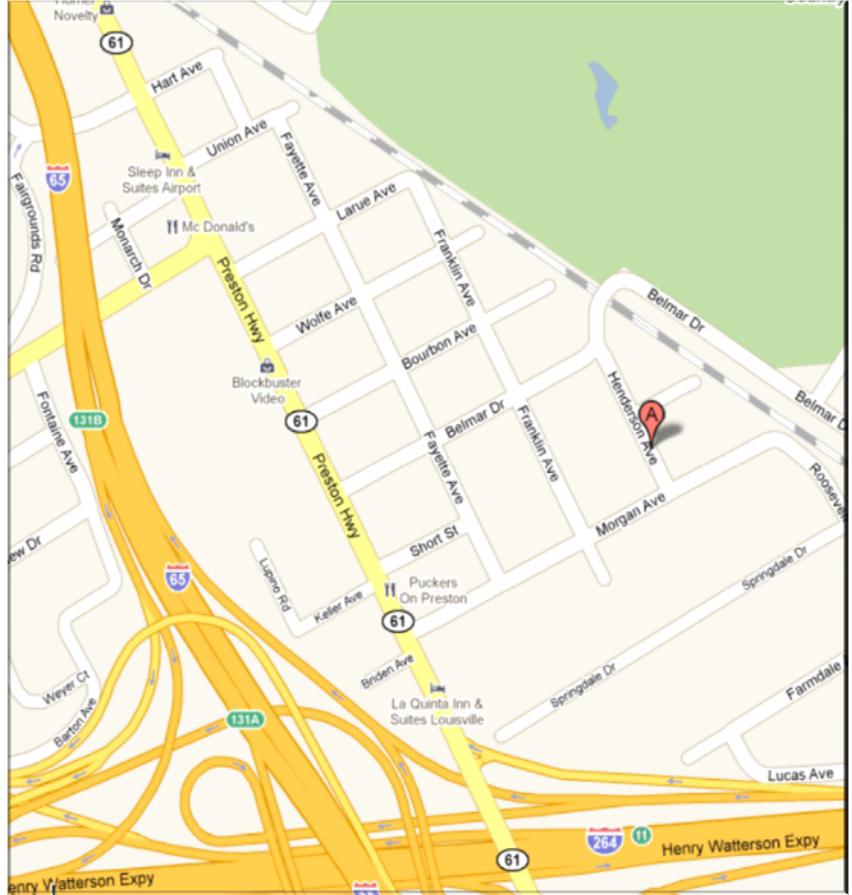
## **Directions**

### ***From 65-North***

1. Exit 65 at Preston Hwy and turn left.
2. Turn right onto Morgan Ave.
3. Turn left onto Henderson Ave.

### ***From 264-West***

1. Exit 264 West at Preston Hwy
2. Turn right onto Preston Hwy
3. Turn right onto Morgan Ave.
4. Turn left onto Henderson Ave.



## **Additional Pictures:**

