

# Investment Opportunity: 70 Lincoln Ave E, West Harrison, NY 10604



AN EXCLUSIVE OFFER TO ACQUIRE A  
HIGH-VALUE PROPERTY AT A  
SIGNIFICANT DISCOUNT

# Property Overview

Located at **70 Lincoln Ave E, West Harrison, NY 10604**, this property has a current market value of **\$895,000**.

Positioned in a desirable location, this investment opportunity offers long-term stability and consistent returns.

This stunning townhome has the perfect blend of convenience and comfort located minutes from White Plains yet belongs to the Harrison School District.

Filled with natural light, boasting elegant granite countertops, gleaming hardwood floors, a cozy gas fireplace are just a few of the comforts. The layout separates living and sleeping areas for added privacy while the open kitchen and dining area lead directly to the backyard, making outdoor entertaining a breeze.

This 3 BR, 4 bath meticulously maintained townhome truly has it all!

# Exceptional Investment Terms

You have the opportunity to acquire this property at a remarkable discount by purchasing it for **\$360,000** – significantly below market value.

## **Current Mortgages**

- Mortgages totaling: **\$450,000**

Covered by a lease agreement. See next slide.

# How This Investment Works

This offer allows you to buy the property by paying the current owner **\$360,000**.

In exchange:

- The current owner agrees to **lease the property back** for a payment covering:
  - **Mortgage obligations** on the property
  - **Taxes and insurance**
  - **12% annual return** for you, disbursed at **1% per month**.

## Mortgage Acceleration Plan

We have a plan to pay off the existing mortgages in **months, not years**. Once the mortgages are cleared, the property will belong to you **free and clear**, with a buy-back offer for twice what you paid.

# Your Ongoing Benefits

## Continued Returns with Long-Term Lease

Following mortgage payoff, you agree to lease the property back to the current owner for **12% annual returns paid monthly**.

The owner retains a buy-back offer equal to twice the original investment. The owner has 12 months to exercise this option while paying the 1% each month till the purchase is complete.

•**Ongoing Monthly Return: 1% Annualized Return: 12%**

Once the buy-back offer is complete, the investor will have an opportunity to repeat this process on another property.

# Why This Opportunity Stands Out

- Invest in a **high-value property at a steep discount**
- **12% annual return** on investment, with **monthly payments**
- Strong **mortgage payoff strategy**, ensuring you own the property free and clear in a short time
- Reliable, ongoing lease income post-mortgage, maintaining your **12% return**
- A buy-back offer that **doubles** your investment on top of the 12%.

# Ready to Take the Next Step?

For further information and to discuss this offer in more detail, please reach out to us.

## **Contact Information:**

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