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Minnesota Investment Property: Great Opportunity For Wise Investor

If you are looking for a great opportunity to get your hands on an Minnesota investment property, look no further than this beautiful home in the prestigious suburb of Woodbury, Minnesota. This house is ideal for the smart real estate entrepreneur.

First of all, this home is a great [investment property minnesota](#) because it has a long-term lease with tenants that are very cooperative and keep the house up nicely.

These tenants make up a family of five and take pride in their home. They are signed to a long-term lease that expires in May of 2010. The tenants do most of the maintenance on the property. They shovel snow, mow the lawn, and do general upkeep on the property. Because they are signed long-term, it is almost as good as having homeowners living there.

If you purchase the home, you will be buying it as an Minnesota investment property, because the lease must be honored by the buyer. That is good though, because the rent is steady and the property can show a positive cash flow with the right financing.

Another nice feature of this investment property is that it is managed by a professional real estate management company. This is very important for you as the investor because the management company takes care of all issues with the home. No need to be woken up at midnight to fix a broken toilet.

The fee for the management company is minimal and will not have a great impact on the cash flow of the property. Also, this service will be optional to the buyer. If you prefer to manage the property yourself, you are under no obligation to retain the services of the property management company.

The home itself is in a great location in the town of Woodbury. It is located in a safe and quiet neighborhood in a very good school district. Across the road from the home are farms and great scenery. The reason the other side of the road is undeveloped is that the city of Woodbury currently has a restriction on new housing developments south of Bailey Road.

What this means to the investor is that, when the real estate market recovers again (which should be real soon), property values in this area are going to go up faster, because there will be a limited number of new homes built nearby. Future rises in property values will justify larger future rent increases, increasing the positive cash flow of the property.

This Minnesota investment property has 4 bedrooms, 2 baths and a total of 2200 square feet with a 2 car garage. The home sits on a large .35 acre corner lot, with only one neighbor close by. The house was built in 1998 and is well maintained. The house has only been a rental property since April 2007. Before that time, it was occupied by 2 previous owners.

The opportunity to purchase this Minnesota investment property is sure not to last long, so, if you are interested, please don't hesitate to call [warren wessel](#) Warren Wessel at 651-730-2585 to schedule a showing.

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