Property Details

CONTROL:	Exclusive	VALUE:	$2,500,000
		LOAN:	$0
		EQUITY:	$2,500,000

TITLE:	INDUSTRIAL LAND
TYPE:	Land
HAVE:	INDUSTIAL LAND FOR SALE (4.08 ACRES) IN THE MIDDLE OF HEAVILY REDEVELOPING INDUSTIAL AREA OF COMMERCE CITY COLORADO, PROPERTY BETWEEN HIGHWAY 2 & I-76.
ADDRESS:	7790 E 88TH AVENUE, COMMERCE CITY, Colorado
BENEFITS TO NEW OWNER:	LOTS OF UPSIDE AS IT IS IN A HIGHLY DESIRABLE NEWLY REDEVELOPING INDUSRIAL AREA

GROSS SCHEDULED INCOME:	$1 Projected
VACANCY LOSS:	$2
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$24,824
NOI:	$-24,825
DEBT SERVICE:	$24,824
CASH FLOW:	$-49,649
CAP RATE:	0.00%

BENEFITS SOUGHT:	GO INTO A PASSIVE INCOME PLAY - ACTIVATE EQUITY INCOME/SELL/TRADE/JV
MOTIVATION:	HIGHLY - AS PARTNERSHIP WOULD LIKE TO GO SEPARATE WAYS
CAN ADD:	CONTRACTING SERVICES, SOME CASH, ADDITIONAL PROPERTY

OWNER:	SALCIDO TRANSPORT	
COUNSELOR:	Ana Lilia Lugo PO Box 1092 Brighton, Colorado, 80601	Cell: 720-933-8333 Email: lugocre@gmail.com