Property Details

CONTROL: Owner VALUE: \$734,400

LOAN: \$378,992 EQUITY: \$355,408

TITLE: PALMER PROPERTIES

TYPE: Homes/Condos

HAVE: Three performing rentals in Longview/Kelso area. Individual loans are

noted on the previous packages varies, Longview, Washington

BENEFITS TO NEW All within a mile of each other. Rent increases of \$100-\$300 on turnover.

OWNER: recently raised.

GROSS SCHEDULED INCOME: \$40,740 Actual

VACANCY LOSS: \$1,200
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$9,336
NOI: \$30,204
DEBT SERVICE: \$20,772
CASH FLOW: \$9,432
CAP RATE: \$4.11%



ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$378,992 \$2,671 6% 12/31/2027 Yes

BENEFITS SOUGHT: Improve position

MOTIVATION: 6

ADDRESS:

CAN ADD: 1989 Remodled Marlette 924 sqft-\$28,500; Cunningham lots \$50,000; Cathlamet lot \$39,500. REMARKS: Long-term tenants in each property. Remodeled, painted, and reroofed all in the past 5 years.

OWNER: Hal Palmer Rentals, LLC

COUNSELOR: Hal Palmer Phone: 360-431-2733

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