

# Property Details

CONTROL: Owner VALUE: \$789,200  
LOAN: \$376,095  
EQUITY: \$413,105

TITLE: PALMER PROPERTIES  
TYPE: Homes/Condos

HAVE: Three performing rentals in Longview/Kelso area. Individual loans areas follows: 257 Carolina OV 277,600 LN 103,060 EQ 174,550 314 NW2nd OV 220,700 LN 162,673 EQ 114,9271430 S 5th OV 262,400 LN 103,060 EQ 159,340 303 Hawthorne #20 OV 28,500

ADDRESS: varies, Longview, Washington

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

GROSS SCHEDULED INCOME: \$45,600 Actual  
VACANCY LOSS: \$1,200  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$9,336  
NOI: \$35,064  
DEBT SERVICE: \$31,920  
CASH FLOW: \$3,144  
CAP RATE: 4.44%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$378,992	\$2,660	6%	12/31/2027	Yes

BENEFITS SOUGHT: Improve position

MOTIVATION: 6

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

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