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	$369,523	$2,822	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

COUNSELOR: Hal Palmer
P. O. Box G
Longview, Washington, 98632

Phone: 360-431-2733
Cell: 360-431-2733
Fax: 360-636-5233
Email: hal.equitynw@gmail.com