Property Details

CONTROL:	Exclusive	VALUE:	$1,700,000
		LOAN:	$447,000
		EQUITY:	$1,253,000

TITLE:	9225 Lake Boulevard
TYPE:	Development
HAVE:	5.26-acre Green Lake frontage property built for value-add investors and exchangers. It includes a 3-bed, 2-bath home ready for a luxury renovation, plus a 40x50 pole barn and over 3,000 sq ft of garage space for storage, hobby, or income potential.
ADDRESS:	9225 Lake Blvd, Chisago City, Minnesota
BENEFITS TO NEW OWNER:	Assumable loan, development opportunity, massive upside, desirable area.

GROSS SCHEDULED INCOME:	$0 Actual
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$0
NOI:	$0
DEBT SERVICE:	$0
CASH FLOW:	$0
CAP RATE:	0.00%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	$450,000	$0	5%	12/31/1969	Yes

MOTIVATION: Wants a smaller home and land in a similar area of Minnesota and/or Wisconsin.

OWNER:

COUNSELOR: William Schultz
625 Bielenberg Drive
Saint Paul, Minnesota, 55125

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