

## Property Details

|          |           |                     |
|----------|-----------|---------------------|
| CONTROL: | Exclusive | VALUE: \$1,800,000  |
|          |           | LOAN: \$450,000     |
|          |           | EQUITY: \$1,350,000 |

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 Phone: 6512166814  
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