

Property Details

CONTROL: Exclusive VALUE: \$1,495,000
LOAN: \$600,000
EQUITY: \$895,000

TITLE: 883 Payne Ave
TYPE: Retail/Commercial
ADDRESS: 883 Payne Ave, Saint Paul, Minnesota
BENEFITS TO NEW OWNER: Ability to redevelop in a bustling commercial corridor. This property includes a lot.

GROSS SCHEDULED INCOME: \$192,792 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$104,656
NOI: \$88,136
DEBT SERVICE: \$0
CASH FLOW: \$88,136
CAP RATE: 5.90%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$600,000	\$0	4%	12/31/1969	No

MOTIVATION: Wants cash for other things, and wants to buy larger properties.

CAN ADD: Can other mixed use and multifamily properties in the Twin Cities area.

OWNER:

COUNSELOR: William Schultz Phone: 6512166814
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