

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
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LOAN 1	\$600,000	\$0	4%	12/31/1969	No
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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
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