

# 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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