

Property Details

CONTROL:	Exclusive	VALUE: \$950,000
		LOAN: \$580,000
		EQUITY: \$370,000

TITLE:	AIRBNB Cabin Pigeon Forge
TYPE:	Resort Property
HAVE:	Endless views from a classic mountain getaway built to entertain large groups! Sun-filled log cabin perched within the Eagle Crest resort and featuring unobstructed, panoramic views of the beautiful Smoky Mountains and valley below
ADDRESS:	1822 Billiard Way, Seveirville, Tennessee
BENEFITS TO NEW OWNER:	Great cash flow, easy to manage, in one of the most visited locations in the country

GROSS SCHEDULED INCOME:	\$78,000 Actual
VACANCY LOSS:	\$0
GROSS EFFECTIVE INCOME:	\$0
EXPENSES:	\$23,253
NOI:	\$54,747
DEBT SERVICE:	\$25,000
CASH FLOW:	\$29,747
CAP RATE:	5.76%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$580,000	\$2,083	5%	12/31/1969	No

BENEFITS SOUGHT: Cash out but will look at opportunities
MOTIVATION: Centraliziing portfolio

OWNER: Communiuy Growth Partners LLC

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