

Property Details

CONTROL: Exclusive VALUE: \$2,300,000
LOAN: \$1,300,000
EQUITY: \$1,000,000

TITLE: 14 UNITS IN COLORADO SPRINGS
TYPE: Multi-Family
HAVE: A 6-Plex and an adjacent 8-Plex just south of downtown Colorado Springs, CO right off I-25. Management available and included in the numbers. Low vacancy rate.
ADDRESS: 1512-1518 S. Corona St., Colorado Springs, Colorado
BENEFITS TO NEW OWNER: Properties are in great condition. Cash flow. Mailbox money.

GROSS SCHEDULED INCOME: \$209,100 Actual
VACANCY LOSS: \$10,065
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$48,100
NOI: \$150,935
DEBT SERVICE: \$106,844
CASH FLOW: \$44,091
CAP RATE: 6.56%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
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LOAN 1	\$1,300,000	\$8,907	7%	12/31/1969	No
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BENEFITS SOUGHT: Out of title.

MOTIVATION: Moderate.

REMARKS: South Nevada area in Colorado Springs is experiencing large growth. Dozens of new builds and new businesses have been opening in the last few years.

OWNER: LLC

COUNSELOR:	Blake Allen 108 Canon Ave Manitou Springs, Colorado, 80829	Phone: 719-685-0707 Cell: 719-684-4123 Email: blakeallenrealty@gmail.com
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