

# Property Details

CONTROL: Owner VALUE: \$70,000  
LOAN: \$0  
EQUITY: \$70,000

TITLE: 4/1 SFR + LOT IN STANTON ND.FOR SALE \$ 30K UNDER VALUE.  
OWNER FINANCING.

TYPE: Homes/Condos

HAVE: 4/1 SFR with extra bathroom in the basement. Previous owner used basement for more bedrooms. Good location for rentals. Many power plants close by and oil activity. Owner financing. Easy terms low down payment.

ADDRESS: 208 Harmon Ave, Stanton, North Dakota

BENEFITS TO NEW OWNER: Perfect for a person who wants to start out and make some money and build up your net worth.

GROSS SCHEDULED INCOME: \$0 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$0

NOI: \$0

DEBT SERVICE: \$0

CASH FLOW: \$0

CAP RATE: 0.00%



BENEFITS SOUGHT: Move into something else. Too old for this now.

MOTIVATION: High

CAN ADD: See my other listings.

REMARKS: Unit needs a little TLC. Can take some trade/cash and I will hold a mortgage for the balance. Good way for you to move up. You can split out the lot and make money there as well, or rent it out for trucks/machinery. Local bar at the end of the building.

OWNER:

COUNSELOR: Arvid Hvidsten Phone: 954-802-5014  
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