Property Details

CONTROL: Owner VALUE: \$1,750,000

LOAN: \$600,000 EQUITY: \$1,150,000

DISCOUNT SALE/LEASEBACK/BUYBACK ON 7 UNITS IN MANITOU

TITLE: SPRINGS
TYPE: Multi-Family

HAVE: Seven 1-2 bedroom units on the main avenue in Manitou Springs right

across from Soda Springs Park. Rentals are always in high demand.

ADDRESS: 1013-1019 Manitou ave and 107 Waltham ave, Manitou Springs, Colorado BENEFITS TO NEW Income: 6% absolute NNN.residential depreciation, 2% fixed, guaranteed

OWNER: appreciation, good security in very high demand area. Seller Carry

financing also available to accommodate a 1031 exchange.

GROSS SCHEDULED INCOME: \$105,000 Actual

VACANCY LOSS: \$0 GROSS EFFECTIVE INCOME: \$0 EXPENSES: \$0

NOI: \$105,000

DEBT SERVICE: \$0

CASH FLOW: \$105,000 CAP RATE: 6.00%



BENEFITS SOUGHT: Sale/leaseback to lower payments and increase basis on the buyback. This

is a property I intend to keep for a very long time.

MOTIVATION: re-structure some hard money debt secured by this and other property.

CAN ADD:

More sale/leasebacks and fee simple income properties, lots of land, notes,

cash for the right deal.

I can be a buyer or a Seller here, so long as I get the right to re-purchase

REMARKS: at fixed terms acceptable to me. This is ideal for 1031 money as we have

flexibility with the financing. Will take paper or other property as part of

the deal.

OWNER: Blake Allen

COUNSELOR: Blake Allen Phone: 719-685-0707

108 Canon Ave Cell: 719-684-4123

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