

Property Details

CONTROL:	Exclusive	VALUE: \$1,620,000
		LOAN: \$300,000
		EQUITY: \$1,320,000
TITLE:	COAST TO COAST LAND PACKAGE	
TYPE:	Land	
HAVE:	An assemblage of land in 5 states. 4 residential lots in Port Townsend, WA; 20 lots in Cortez, CO; 670 acres in NV, 5 commercial lots in Atlanta GA, 220 acres in McIntosh, NM.	
ADDRESS:	Rosencrans St. & 2nd St, Port Townsend, Washington	
BENEFITS TO NEW OWNER:	Free and clear land to hold while the dollar declines in value. Upside from improving and building.	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$4,000	
NOI:	\$-4,000	
DEBT SERVICE:	\$0	
CASH FLOW:	\$-4,000	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Activate my equity in properties I took in exchange	
MOTIVATION:	I have \$1.3MM of equity that costs me money. I would like to find a better yield in something more active.	
CAN ADD:	Notes, residential income properties, cash, liquor store business.	
REMARKS:	I am a Buyer with these pieces of land. I will use them as down payments or add them as extra collateral for 100% financing. Values can be delivered as small as \$20k. If you don't want the land, I might buy it back with paper.	
OWNER:	Blake Allen	
COUNSELOR:	Blake Allen 108 Canon Ave Manitou Springs, Colorado, 80829	Phone: 719-685-0707 Cell: 719-684-4123 Email: blakeallenrealty@gmail.com