

# Property Details

CONTROL: Exclusive VALUE: \$8,000,000  
LOAN: \$0  
EQUITY: \$8,000,000

TITLE: HISTORIC SHRINER MULEHAVEN PROPERTY IN COLORADO SPRINGS  
TYPE: Land  
Historic Al Kaly Muletrain property in Colorado Springs. 26.9 Acres with a large barn, reception hall and various other amenities for its current use.

HAVE: Domestic and irrigation well. First time ever offered in generations, favorable zoning and location.

WEBSITE URL: <https://muletrainevents.com/history>  
ADDRESS: 3415 Janitell Rd, Colorado Springs, Colorado  
BENEFITS TO NEW OWNER: Redevelopment, water rights, Ag zoning, adjacent to municipality.

GROSS SCHEDULED INCOME: \$23,016 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$23,016  
DEBT SERVICE: \$0  
CASH FLOW: \$23,016  
CAP RATE: 0.29%

BENEFITS SOUGHT: Out of title. Cash.

MOTIVATION: Moderate.

REMARKS: Approximately 17 acres of the property are in the floodplain.

OWNER: 24 third-generation owners

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