

Property Details

CONTROL: Exclusive VALUE: \$2,500,000
LOAN: \$1,300,000
EQUITY: \$1,200,000

TITLE: Wishing Well
TYPE: Hotel/Motel

HAVE: Wishing Well Motel and Multi-Use Property. Nestled between Highway 21 and the breathtaking Pikes Peak National Forest in Woodland Park, CO, the Wishing Well Motel is a unique investment opportunity offering unmatched versatility and visibility.
https://www.canva.com/design/DAGYXokyaw0/1pU_ngJt54LOhfQj_m3OSQ/view?utm_content=DAGYXokyaw0&utm_campaign=designshare&utm_medium=link2&utm_source=uniqueLinks&utm_id=h311f8a6a7a

WEBSITE URL: 425 CR 21, Woodland Park, Colorado

ADDRESS: Multi-Income Streams Prime Location Development and Expansion

BENEFITS TO NEW OWNER: Potential Stable Market Demand Value-Add Opportunities

GROSS SCHEDULED INCOME: \$118,398 Actual
VACANCY LOSS: \$27,064
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$74,000
NOI: \$17,334
DEBT SERVICE: \$780,000
CASH FLOW: \$-762,666
CAP RATE: 0.69%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,100,000	\$6,500	7%	06/01/2050	No

MOTIVATION: Owner would like to retire and travel. Tired of driving and would like to get his equity out.

CAN ADD: -Coyote West Motel -El Colorado -6 Acres of Vacant Land in Fountain Colorado with utilities to lots

REMARKS: This property presents a rare combination of hospitality, residential, and agricultural income potential. Whether you're looking to expand your investment portfolio, develop a new project, or continue its current operations, the Wishing Well is a one-of-a

OWNER: Roger Guzman

COUNSELOR: Kayla Mahoney Phone: 860-716-1267
1041 S Gaylord St, Cell: 860-716-1267
Denver, Colorado, 80209 Email: kmahoneycre@gmail.com