

## Property Details

CONTROL: Exclusive VALUE: \$98,000  
LOAN: \$0  
EQUITY: \$98,000

TITLE: Three Building lots  
TYPE: Land

HAVE: Three flat Buildable lots in a subdivision with water, sewer, and electricity to the lots. Paved streets in the city limits. Good for 1200-1500 sq ft homes.

ADDRESS: 90, 89, & 70 Glen Lane, Cathlamet, Washington

BENEFITS TO NEW OWNER: Ready to go. Housing shortage. Close to the Columbia River.

GROSS SCHEDULED INCOME: \$900,000 Projected

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$450,000

NOI: \$450,000

DEBT SERVICE: \$0

CASH FLOW: \$450,000

CAP RATE: 459.18%

BENEFITS SOUGHT: Cash; JV; Out

MOTIVATION: 6

CAN ADD: Thor Motor Coach. OV \$45k 50k cash

REMARKS: These are a few of the last vacant lots in the subdivision. Two Different owners. Lots are Adjacent to each other.

OWNER: Leer Investments & Palmer

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