Property Details

CONTROL: Exclusive VALUE: \$93,500

LOAN: \$0

EQUITY: \$93,500

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: 210 & 230 Glengate and 60 Hill Drive, Cathlamet, Washington BENEFITS TO NEW Ready to go. Housing shortage. Close to the Columbia River.

OWNER:

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: 481.28%

BENEFITS SOUGHT: Cash; JV; Out

MOTIVATION: 6

CAN ADD: Broker will add his corner lot next door @ \$39,500. Brker will JV, Oversee

REMARKS: These are a few of the last vacant lots in the subdivision.

OWNER: Cimmaron Terrace, LLC

COUNSELOR: Hal Palmer Phone: 360-431-2733

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