# Property Details

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| CONTROL: | Exclusive | VALUE: | $800,000 |
| | | LOAN: | $200,000 |
| | | EQUITY: | $600,000 |

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| TITLE: | Limon Tiny Home Village |
| TYPE: | Multi-Family |
| HAVE: | A tiny home village with 16 spaces built out. Currently they are being used for Monthly RV rentals. Also included is a office building lease rate $2,100 per month. |
| WEBSITE URL: | 198 E Main St |
| ADDRESS: | 198 E Main St, Limon, Colorado |
| BENEFITS TO NEW OWNER: | Sell, trade, JV, borrow against, |

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| GROSS SCHEDULED INCOME: | $183,600 Projected |
| VACANCY LOSS: | $19,040 |
| GROSS EFFECTIVE INCOME: | $0 |
| EXPENSES: | $82,650 |
| NOI: | $81,910 |
| DEBT SERVICE: | $0 |
| CASH FLOW: | $81,910 |
| CAP RATE: | 10.24% |

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| BENEFITS SOUGHT: | Fast cash in pocket through a loan or down payment. |
| MOTIVATION: | 7 |
| CAN ADD: | Multiple RV campgrounds, mountain land, |
| REMARKS: | This client has experience in exchanging. Bring Offers. |

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| OWNER: | Owning LLC |


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| COUNSELOR: | Dave Sanchez<br>15100 Almstead St.<br>Hudson, Colorado, 80642 | Phone: 720-338-5123<br>Cell: 720-338-5123<br>Email: roiventures@mail.com |