

## Property Details

CONTROL: Owner VALUE: \$39,500  
LOAN: \$0  
EQUITY: \$39,500

TITLE: NICE FLAT CORNER LOT Looking for Partner  
TYPE: Land  
HAVE: One 5,115 sq ft corner lot with water, sewer, curbs, rolled gutters, and road in a mostly built-out subdivision. in a small town on the Columbia River.  
ADDRESS: 90 Glen Lane, Cathlamet, Washington  
BENEFITS TO NEW OWNER: Ready to build on this site. Rear access for a rear garage. Steady sales. Retirement area

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$191  
NOI: \$-191  
DEBT SERVICE: \$0  
CASH FLOW: \$-191  
CAP RATE: 0.00%



BENEFITS SOUGHT: Buy fixer with this and cash  
MOTIVATION: 6  
CAN ADD: Other rentals in the book  
REMARKS: Licensed real estate broker in the state of Wash. Recent sale 3/12/21 for \$35k at 160 Glengte Lp.  
OWNER: Harold and Patricia Palmer  
COUNSELOR: Hal Palmer Phone: 360-431-2733  
P. O. Box G Cell: 360-431-2733  
Longview, Washington, 98632 Fax: 360-636-5233  
Email: hal.equitynw@gmail.com