

## 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  
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