


Property Details

CONTROL:	Exclusive	VALUE: \$1,500,000
		LOAN: \$0
		EQUITY: \$1,500,000
TITLE:	Grand Lake Colorado Luxury Home	
TYPE:	Resort Property	
HAVE:	Luxury Home undergoing high-end renovations; completed by May 2024; Designed for entertaining and group vacations. In scenic Grand Lake known as the "Western Gateway" to Rocky Mountain National Park with the state's largest natural lake. HOA boat dock.	
ADDRESS:	900 Tallaqua Drive, Grand Lake, Colorado	
BENEFITS TO NEW OWNER:	3000 ft home with beautiful high-end renovations. 4 BR, F/C, Create Cash from new loan. Sell for CASH this summer. Sell for OWC.	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$0	
NOI:	\$0	
DEBT SERVICE:	\$0	
CASH FLOW:	\$0	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Activitate equity into improved cash flowing commercial property.	
MOTIVATION:	Purchased to hold and use, but things change. Re-invest equity in cash-flowing commercial real estate; no geographic exclusions, no land	
CAN ADD:	Cash from new loan up to \$3,000,000 Other packages in book under my #. \$2-3M of other RE.	
REMARKS:	New hard wood flooring, electrical, including service into the home, lighting, roof, hard wood doors (interior and exterior), windows, decks, HVAC including new duct work, plumbing, tile, bathrooms, kitchen including cabinets and appliances.	
OWNER:	1733 Pulliam LLC	
COUNSELOR:	Ted Blank 6825 Vista Lodge Loop Castle Rock, Colorado, 80108	Cell: 303-748-9998 Email: blank1031@gmail.com