

Property Details

CONTROL: Owner VALUE: \$250,000
LOAN: \$106,164
EQUITY: \$143,836

TITLE: Superb SFR Rental with extra Lot
TYPE: Homes/Condos

HAVE: Remodeled SFR with new roof, new siding, fresh paint, plumbing update.
Long term renter in place. Fenced backyard on a cul-de-sac. Upgraded flooring and Bath, gutters and electrical box

ADDRESS: 1426 - 1430 S 5th, Kelso, Washington

BENEFITS TO NEW OWNER: Stable rental history. 8/3/20 Appraisal value. Solid property in appreciating neighborhood. Zillow says its value has gone up since August!

GROSS SCHEDULED INCOME: \$14,400 Actual
VACANCY LOSS: \$1,200
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$5,302
NOI: \$7,898
DEBT SERVICE: \$0
CASH FLOW: \$7,898
CAP RATE: 3.16%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$106,164	\$630	4%	06/30/2025	Yes

BENEFITS SOUGHT: Combine to get a better position

MOTIVATION: 6

CAN ADD: Other rentals in adjacent packages

REMARKS: New Gutters 11/23

OWNER: Hal Palmer Rentals, LLC

COUNSELOR: Hal Palmer
P. O. Box G
Longview, Washington, 98632

Phone: 360-431-2733
Cell: 360-431-2733
Fax: 360-636-5233
Email: hal.equitynw@gmail.com