

# Property Details

CONTROL: Owner VALUE: \$262,400  
 LOAN: \$103,060  
 EQUITY: \$159,340

TITLE: Superb SFR Rental with extra Lot  
 TYPE: Homes/Condos  
 REMODELED SFR with new roof, new siding, fresh paint, plumbing update.  
 HAVE: 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: 3.01%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$103,060	\$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 Phone: 360-431-2733  
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