Property Details

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

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:	3.01%



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
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