

# Property Details

CONTROL: Owner VALUE: \$577,000  
LOAN: \$460,000  
EQUITY: \$117,000

TITLE: PATH OF PROGRESS, I-25 IN PUEBLO COLORADO  
TYPE: Land  
HAVE: 4.72 acres land zoned A1 on the frontage road next to the newest exit on the North end of Pueblo, just east of and bordering the Interstate.  
ADDRESS: 0 Dillon Dr, Pueblo, Colorado  
BENEFITS TO NEW OWNER: Buy this land at \$2 a foot, price it high, wait, and someone will buy it. Would be great for fast food or any use that could take advantage of the visibility. Three parcels allows flexibility.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$64  
NOI: \$-64  
DEBT SERVICE: \$0  
CASH FLOW: \$-64  
CAP RATE: 0.00%



| ENCUMBRANCES | BALANCE   | PAYMENT | RATE | DUE        | ASSUMABLE |
|--------------|-----------|---------|------|------------|-----------|
| LOAN 1       | \$250,000 | \$0     | 0%   | 12/31/1969 | Yes       |
| LOAN 2       | \$210,000 | \$0     | 0%   | 12/31/1969 | Yes       |

BENEFITS SOUGHT: I would like to use this equity into a more active property or project. I would prefer to take the debt with me to the new project.

MOTIVATION: Not high, unless I see opportunity.

CAN ADD: Cash, paper, more land, duplexes in Colorado Springs.

REMARKS: I am a Buyer with this land, or paper on this land, for about anything anywhere, so please ask.

OWNER: Blake Allen

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