

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.

OWNER: 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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