

# Property Details

CONTROL: Owner  
VALUE: \$50,000  
LOAN: \$0  
EQUITY: \$50,000

TITLE: LOTS ON A HIGHWAY IN EASTERN WASHINGTON  
TYPE: Land

HAVE: Get away from it all. These ten lts need a septic and a well drilled to place your home here. Total of about 3.63 acres in 5,000 sq ft platted lots. @ 30 lots

ADDRESS: Cunningham Road, Cunnigham, Washington

BENEFITS TO NEW OWNER: Currency land. A few homes within @ mile. The closest big city is Spokane, Wa. The smaller city of Othello is closer for supplies.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$80  
NOI: \$-80  
DEBT SERVICE: \$0  
CASH FLOW: \$-80  
CAP RATE: 0.00%



BENEFITS SOUGHT: Activate equity

MOTIVATION: 7

CAN ADD: Other properties in the book. Another site close by under a different owner.

REMARKS: The owner is a licensed real estate broker in the state of Washington. Septic co says we can get 3 sites @ 3000 each. Well company bid 70,195

OWNER: Cypress Duplexes LLC

COUNSELOR: Hal Palmer  
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