

Property Details

CONTROL:	Owner	VALUE: \$220,000
		LOAN: \$0
		EQUITY: \$220,000
TITLE:	4 PORT TOWNSEND, WA RESIDENTIAL LOTS	
TYPE:	Land	
HAVE:	Four lots to build houses in desirable Port Townsend, WA, on the Olympic Peninsula, a ferry ride to Seattle.	
ADDRESS:	Lots 13, 14, 15, 16 Block 1, Laurel Shade Subdivision, Port Townsend, Washington	
BENEFITS TO NEW OWNER:	Add value by developing lots and building homes. I am a Buyer with these and will bring additional benefits to your property or project.	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$950	
NOI:	-\$950	
DEBT SERVICE:	\$0	
CASH FLOW:	-\$950	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Activate this passive equity into something closer to home.	
MOTIVATION:	Too far from home, but not painful. I am not a home builder. Excess inventory.	
CAN ADD:	Colorado Springs Duplexes, Notes, more land in CO or NV, cash, MHP in Illinois, Indiana commercial building, creative solutions to your problems, 1031 paper, cash	
REMARKS:	I would like to give this to your client as option consideration. Local demand for homes. Use this property and Can-adds to solve your client's problem. I would trade it for a note, even a second note or a share in your deal.	
OWNER:	Blake Allen	
COUNSELOR:	Blake Allen 108 Canon Ave Manitou Springs, Colorado, 80829	Phone: 719-685-0707 Cell: 719-684-4123 Email: blakeallenrealty@gmail.com