Property Details

CONTROL:	Exclusive	VALUE:	$3,000,000
		LOAN:	$2,212,000
		EQUITY:	$788,000

TITLE:	Limon High Plains RV Resort
TYPE:	Resort Property
HAVE:	A RV resort with 65 spaces, a 3/2 house Air BnB, Two Tiny Homes, Four rustic cabins, Recreation room. commercial kitchen, apartment, large shop, store, two car garage, Pool. Also includes a Tiny Home Village with 16 spaces and can expand 20 more,
ADDRESS:	575 Colorado Ave, Limon, Colorado
BENEFITS TO NEW OWNER:	This RV park has been rebranded and is in good condition. Includes a Tiny Home Village and Commercial building

GROSS SCHEDULED INCOME:	$494,770 Projected
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$250,487
NOI:	$244,283
DEBT SERVICE:	$0
CASH FLOW:	$244,283
CAP RATE:	8.14%

BENEFITS SOUGHT:	Cash out, move up, move out, JV, Move closer to the mountains.
MOTIVATION:	8
CAN ADD:	Tiny Home Village
REMARKS:	This client is an experienced exchangor, bring all offers.

OWNER:	Owning LLC

COUNSELOR:	Dave Sanchez 15100 Almstead St. Hudson, Colorado, 80642	Phone: 720-338-5123 Cell: 720-338-5123 Email: roiventures@mail.com