Property Details

CONTROL: Exclusive VALUE: \$680,000

LOAN: \$231,199 EOUITY: \$448,801

TITLE: Side by side duplexes with Management

TYPE: Multi-Family

Two 1976 built duplexes in South Aberdeen, WA. 3 units have stable

HAVE: tenancies. One unit has been remodeled with a new tennant. 1510 sq ft

each with 576 sq ft garages. Ptrofessionally managed

ADDRESS: 1007, 1009, 1011, 1013 Macfarlane, Aberdeen, Washington

BENEFITS TO NEW Stable market. Management in place. neighborhood. Close to the Ocean.

OWNER:

GROSS SCHEDULED INCOME: \$68,400 Projected

VACANCY LOSS: \$1,500
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$20,801
NOI: \$46,099
DEBT SERVICE: \$17,532
CASH FLOW: \$28,567
CAP RATE: 6.78%



ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$231,199 \$1,460 7% 12/15/2027 No

BENEFITS SOUGHT: Larger market. 6-8 plex with financing.

MOTIVATION: 6

CAN ADD: \$100,000 cash.

REMARKS: The owner exchanged into these units when he moved from Montana. Now heading back

to be with family.

OWNER: Cedar Mill LLC

COUNSELOR: Hal Palmer Phone: 360-431-2733

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