

Property Details

CONTROL: Exclusive
VALUE: \$680,000
LOAN: \$510,000
EQUITY: \$170,000

TITLE: Side by side duplexes with Management
TYPE: Multi-Family

HAVE: Two 1976 built duplexes in South Aberdeen, WA. 3 units have stable tenancies. One unit has been remodeled with a new tenant. 1510 sq ft each with 576 sq ft garages. Professionally managed

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

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

GROSS SCHEDULED INCOME: \$68,400 Projected
VACANCY LOSS: \$1,500
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$20,801
NOI: \$46,099
DEBT SERVICE: \$38,664
CASH FLOW: \$7,435
CAP RATE: 6.78%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$510,000	\$3,222	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
	P. O. Box G	Cell: 360-431-2733
	Longview, Washington, 98632	Fax: 360-636-5233
		Email: hal.equitynw@gmail.com