

# Property Details

CONTROL: Exclusive VALUE: \$640,000  
LOAN: \$223,101  
EQUITY: \$416,899

TITLE: Side by side duplexes with Management -- UNDER CONTRACT  
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: 7.20%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$223,100	\$1,500	4%	12/15/2027	Yes

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

MOTIVATION: 6

CAN ADD: \$50,000 cash plus a \$50,000 interest in

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