Property Details

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

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 tennant. 1510 sq ft each with 576 sq ft garages. Ptrofessionally 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:	$72,960 Projected
VACANCY LOSS:	$1,500
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$48,941
NOI:	$22,519
DEBT SERVICE:	$18,000
CASH FLOW:	$4,519
CAP RATE:	3.52%

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 Hastings 2
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
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