

# Property Details

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

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-- THIS IS UNDER CONTRACT WITH BLAKE ALLEN'S CLIENT -- BRING IDEAS

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

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