

Property Details

CONTROL: Exclusive

VALUE: \$640,000
LOAN: \$223,101
EQUITY: \$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 P. O. Box G Longview, Washington, 98632	Phone: 360-431-2733 Cell: 360-431-2733 Fax: 360-636-5233 Email: hal.equitynw@gmail.com
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