

Property Details

CONTROL: Exclusive

VALUE: \$2,100,000

LOAN: \$1,600,000

EQUITY: \$500,000

TITLE: Great 1031 Exchange Property

TYPE: Other

ADDRESS: 3344 Chase St., Wheat Ridge, Colorado

BENEFITS TO NEW OWNER: Leased to an established sober living operator with 13 locations, this property offers \$144,000 in gross income and a 6.56% CAP rate, backed by a 7-year lease with 3% annual escalations and a 5-year renewal option.

GROSS SCHEDULED INCOME: \$144,000 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

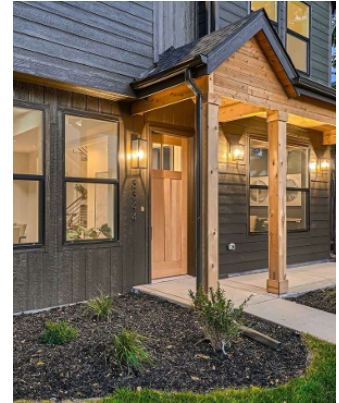
EXPENSES: \$6,180

NOI: \$137,820

DEBT SERVICE: \$0

CASH FLOW: \$137,820

CAP RATE: 6.56%



BENEFITS SOUGHT: Move on to next deal.

REMARKS: Leased to an established sober living operator with 13 similar locations, this property offers a secure, long-term investment. The 7-year lease includes a 5-year renewal option and 3% annual rent escalations beginning in year four.

OWNER:

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