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 Leased to an established sober living operator with 13 locations, this

OWNER: 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%



Email: angelo@keywayproperties.net

BENEFITS

SOUGHT: Move on to next deal.

Leased to an established sober living operator with 13 similar locations, this

REMARKS: 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:

COUNSELOR: Angelo Mora Phone: 5059032040

9998 Montgomery Blvd. NE Suite Cell: 5059032040

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Albuquerque, New Mexico, 87111