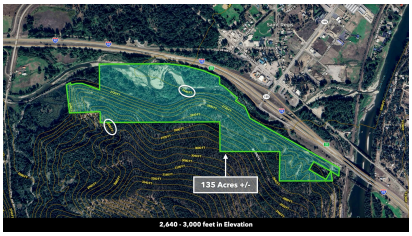
Property Details

CONTROL:	Exclusive	VALUE:	$1,450,000
		LOAN:	$500,000
		EQUITY:	$950,000

TITLE:	135 Riverfront Acres NW Montana in 4 Lots. Timber. Borders Public Land. Easy Access.
TYPE:	Development
HAVE:	135 riverfront acres, timbered. Offered whole or in division of 4 lots. Near St. Regis, MT, easy year-around access off I90 freeway. Harvest timber, then build houses w/river and mountain views!
WEBSITE URL:	https://www.unitedcountrymissoula.com/properties/mt/montana-acreage-for-sale-in-saint-regis-mt/1141584/
ADDRESS:	NHN Cold Creek Road, St. Regis, Montana
BENEFITS TO NEW OWNER:	Timber, next to public land. 4 lots w/septic approval. Could harvest then build! River frontage and killer NW MT Mountain views. Near Tourist areas, 2 hrs. to Glacier NP, 4 hrs. to Yellowstone.

GROSS SCHEDULED INCOME:	$0 Actual
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$465
NOI:	$-465
DEBT SERVICE:	$30,000
CASH FLOW:	$-30,465
CAP RATE:	0.00%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	$500	$2,500	6%	01/01/2035	No

BENEFITS SOUGHT:	Take proceeds & move on to other development opportunities in the SE. (Owners now living in TN)
MOTIVATION:	7 Would like to take proceeds to complete other projects
CAN ADD:	Possibly some TN lots owner is developing; other lots in SE US.
REMARKS:	Property is private, yet close to a travel/tourist plaza. In desirable area, could be a hunting/fishing property, passive hold; then timber harvest, 4 high-end residential builds or possible RV Park. Rare mountain/river/view property!

OWNER: St. Regis River LLC

COUNSELOR: Theresa Lunn
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