## **Property Details**

CONTROL: Owner VALUE: \$425,000

LOAN: \$125,000 EQUITY: \$300,000

TITLE: FlexSpace Commercial

TYPE: All

Flex-Space Commercial space. 1500 s/f of usable space. Electric heat, 14Ft

HAVE: tall Garage door. Built in Mezzanine. Water heater. 125AMP panel. LED

lighting. Entry Man door.

ADDRESS: 2276 Manatt Ct, Castle ROck, Colorado

BENEFITS TO NEW Options to increase rent. TENAT PAID IN FULL THROUGH SEPTEMBER

OWNER: 2026 Owner can move or pay the debt

GROSS SCHEDULED INCOME: \$33,000 Actual

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$716
NOI: \$32,284
DEBT SERVICE: \$16,020
CASH FLOW: \$16,264
CAP RATE: 7.60%

ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$125,000 \$1,335 0% 12/31/1969 No

MOTIVATION: Potential for 1031 and go up in value

OWNER:

COUNSELOR: Pablo Kahan Cell: 303-993-9594

200 S. Wilcox Street #110 Email: pablokahan@gmail.com

Castle Rock, Colorado, 80104