

Property Details

CONTROL: Owner VALUE: \$465,000
LOAN: \$125,000
EQUITY: \$340,000

TITLE: FlexSpace Commercial
TYPE: All

HAVE: Flex-Space Commercial space. 1500 s/f of usable space. Electric heat, 14Ft 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 OWNER: Options to increase rent. TENANT PAID IN FULL THROUGH AUGUST 2026

OWNER: Owner can move or pay the debt

GROSS SCHEDULED INCOME: \$33,000 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$741

NOI: \$32,259

DEBT SERVICE: \$0

CASH FLOW: \$32,259

CAP RATE: 6.94%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
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LOAN 1	\$125,000	\$1,335	0%	12/31/2031	No
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BENEFITS SOUGHT: Upside!!! Currently leased at flat rate with future Pro-forma at \$25/SF/YR + NNN

MOTIVATION: Potential for 1031 and go up in value

OWNER:

COUNSELOR: Pablo Kahan
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