Property Details

CONTROL:	Owner	VALUE:	$475,000
		LOAN:	$125,000
		EQUITY:	$350,000

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. TENAT PAID IN FULL THROUGH AUGUST 2026 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:	6.79%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	$125,000	$1,335	0%	12/31/2031	No

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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