

## Property Details

CONTROL:	Exclusive	VALUE: \$750,000
		LOAN: \$0
		EQUITY: \$750,000
TITLE:	Pueblo West Four Plex w Garages	
TYPE:	Multi-Family	
HAVE:	Four Plex with four garages very well located in Pueblo West Two Bedroom Two Bath units of approximately 1100 square feet Lot size over one acre- could possibly add 4 units	
ADDRESS:	41-47 West Cokedale Drive, Pueblo, Colorado	
BENEFITS TO NEW OWNER:	Stable cash flow from good tenants Good Location One acre lot- possible to add another 4 plex	
GROSS SCHEDULED INCOME:	\$62,160 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$10,567	
NOI:	\$51,593	
DEBT SERVICE:	\$0	
CASH FLOW:	\$51,593	
CAP RATE:	6.88%	
BENEFITS SOUGHT:	Larger well located apartment building or other stable cash flow investment.	
CAN ADD:	This owner has made numerous equity loans. Could possibly add cash to joint venture the right opportunity/ deal.	
OWNER:		
COUNSELOR:	Ross Fellenstein 14143 Denver West Parkway, Ste. 100 Golden, Colorado, 80401	Phone: 303-423-4669 Cell: 303-905-3830 Fax: 303-376-6144 Email: rgf@rmi.net