

Property Details

CONTROL: Exclusive VALUE: \$780,000
LOAN: \$0
EQUITY: \$780,000

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: 6.61%

BENEFITS SOUGHT: Larger well located apartment building or other stable cash flow investment
or investment with compelling upside.

CAN ADD: This owner has made numerous equity loans. Could possibly add cash to
joint venture the right opportunity/ deal.

OWNER:

COUNSELOR: Ross Fellenstein Phone: 303-423-4669
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