

Property Details

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| CONTROL: | Owner | VALUE: \$140,000 |
| | | LOAN: \$89,000 |
| | | EQUITY: \$51,000 |

TITLE: LITTLE HOUSE IN PUEBLO
 TYPE: Homes/Condos

HAVE: 3 br 1 bath 738 sq ft SFR, On 2 lots. Could build additional unit. Can add other properties and some cash. Will use as down payment, will carry or exchange. Currently leased for \$1095 month

ADDRESS: 1623 Pine Street, Pueblo, Colorado

BENEFITS TO NEW OWNER: Good property if fast growing area. Probably under rented. Note is 5 year adjustable

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|-------------------------|-----------------|
| GROSS SCHEDULED INCOME: | \$13,140 Actual |
| VACANCY LOSS: | \$300 |
| GROSS EFFECTIVE INCOME: | \$0 |
| EXPENSES: | \$2,500 |
| NOI: | \$10,340 |
| DEBT SERVICE: | \$6,129 |
| CASH FLOW: | \$4,211 |
| CAP RATE: | 7.39% |

| ENCUMBRANCES | BALANCE | PAYMENT | RATE | DUE | ASSUMABLE |
|--------------|----------|---------|------|------------|-----------|
| LOAN 1 | \$89,900 | \$661 | 5% | 10/01/2027 | Yes |

BENEFITS SOUGHT: Would like to combine this with other properties in the book to go up to larger commercial property

MOTIVATION: Trying to consolidate holdings to simplify life.

CAN ADD: F/C 624 S Haskell, Wilcox, AZ. \$40,000 Signature and 100K cash

REMARKS: Experienced exchangor will close.

OWNER: JMK Trust

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