

Property Details

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

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

COUNSELOR:	John Spinola	Phone: 775-815-3000
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