

Property Details

CONTROL: Exclusive

VALUE: \$1,550,000

LOAN: \$990,000

EQUITY: \$560,000

TITLE: Fort Collins Tudor

TYPE: Multi-Family

HAVE: 5408 Square Foot Tudor Residence previously leased to a fraternity house.
Close proximity to Colorado State University in a very nice area.

ADDRESS: 201 East Elizabeth Street, Fort Collins, Colorado

BENEFITS TO NEW OWNER: Very close proximity to the Colorado State University campus in a very good location Ideal for B&B, visiting parent or student housing (including scholarship, fraternity or sorority usage) and or special events.

GROSS SCHEDULED INCOME: \$19,800 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$10,500

NOI: \$9,300

DEBT SERVICE: \$86,000

CASH FLOW: \$-76,700

CAP RATE: 0.60%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
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LOAN 1	\$999,000	\$7,200	7%	10/31/2029	No
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BENEFITS SOUGHT: Down and out or possible joint venture

MOTIVATION: High

REMARKS: Previously leased for \$16000/ month Oppty for higher & better use or conversion to duplex or SFR.

OWNER:

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