

Property Details

CONTROL: Exclusive VALUE: \$1,550,000
 LOAN: \$990,000
 EQUITY: \$560,000

TITLE: Student Housing Fort Collins Colorado
 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: \$45,000 Actual
 VACANCY LOSS: \$0
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$10,500
 NOI: \$34,500
 DEBT SERVICE: \$86,000
 CASH FLOW: \$-51,500
 CAP RATE: 2.23%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$990,000	\$7,200	7%	10/31/2029	No

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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