

# Property Details

CONTROL: Exclusive VALUE: \$950,000  
LOAN: \$650,000  
EQUITY: \$300,000

TITLE: 7 RUSTIC CABINS ON 4 ACRES WOODLAND PARK CO  
TYPE: Multi-Family

HAVE: 7 leased cabins, and one shell of a cabin looking right at Pikes Peak. Steep and rustic, in the pines, just like y'all imagine Colorado to look.

ADDRESS: 1052 W US Highway 24, Woodland Park, Colorado

BENEFITS TO NEW OWNER: Always leased cabins with big upside if upgraded. Strong rental demand next to a Bible College without housing. Can fix up one shell and probably add more. Assumable financing. Can be delivered free and clear.

GROSS SCHEDULED INCOME: \$87,660 Projected  
VACANCY LOSS: \$1,000  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$29,100  
NOI: \$57,560  
DEBT SERVICE: \$0  
CASH FLOW: \$57,560  
CAP RATE: 6.06%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
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LOAN 1	\$600,000	\$3,000	6%	12/31/1969	Yes
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BENEFITS SOUGHT: Take profit and move to the next deal. I like the property and the upside but I would prefer someone else do the work for the additional profit. I would love to deliver it free and clear and take my debt with me.

MOTIVATION: moderate.

CAN ADD: paper secured by income property, lots of land, small income properties, some cash

REMARKS: I like the property and the upside but I would prefer someone else do the work for the additional profit. I would love to deliver it free and clear and take my debt with me

OWNER: Blake Allen

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