# Property Details

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| CONTROL: | Exclusive | VALUE: | $745,000 |
| | | LOAN: | $650,000 |
| | | EQUITY: | $95,000 |

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| 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. |

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| 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: | 7.73% |



| ENCUMBRANCES | BALANCE | PAYMENT | RATE | DUE | ASSUMABLE |
|---|---|---|---|---|---|
| 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 |


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