

Property Details

CONTROL: Owner VALUE: \$239,000
LOAN: \$164,291
EQUITY: \$74,709

TITLE: Near the River with New Tenants
TYPE: Homes/Condos
HAVE: Long term tenants in this home. Built-in 1910; 735 sqft; 2br 1 ba.
Remodeled 2010. Appraised 10/24/2023
ADDRESS: 314 NW 2nd Ave, Kelso, Washington
BENEFITS TO NEW OWNER: 1.5 year tenants. 2 single men. Under rented. upside; Nice interior. New Bathroom floor down to joists. New Roof. small fenced yard.

GROSS SCHEDULED INCOME: \$16,800 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$1,991
NOI: \$14,809
DEBT SERVICE: \$14,616
CASH FLOW: \$193
CAP RATE: 6.20%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$164,291	\$1,218	7%	11/04/2028	Yes

BENEFITS SOUGHT: Improve position. the upside in the next project.

MOTIVATION: 6

CAN ADD: Other rentals and lots in the book.

REMARKS: New roof in 12/23

OWNER: Hal Palmer Rentals, LLC

COUNSELOR: Hal Palmer
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