Property Details

CONTROL:	Owner	VALUE:	$220,700
		LOAN:	$161,673
		EQUITY:	$59,027

TITLE:	Long Term 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. Upside: Nice interior. New Bathroom floor down to joists. 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:	6.71%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	$161,673	$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 2023. New Elec box 2025.

OWNER:	Hal Palmer Rentals, LLC	
COUNSELOR:	Hal Palmer P. O. Box G Longview, Washington, 98632	Phone: 360-431-2733 Cell: 360-431-2733 Fax: 360-636-5233 Email: hal.equitynw@gmail.com