

# 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

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