

# Property Details

CONTROL: Exclusive

VALUE: \$1,900,000  
 LOAN: \$950,000  
 EQUITY: \$950,000

TITLE: 2035 S. PUEBLO BLVD  
 TYPE: Office Building

HAVE: Vacant 5025 Sq Ft Commercial Building on 0.6 Acres set up for emergency medical care: generator system, operating room, etc. Current plans are to convert to small office and co-working space. Looking for a user for the property.

ADDRESS: 2035 S Pueblo Blvd, Pueblo, Colorado

BENEFITS TO NEW OWNER: Value Add. Currently, property is vacant. New potential user in place, projected at a 12.00% CAP with added cash.

GROSS SCHEDULED INCOME: \$0 Actual  
 VACANCY LOSS: \$0  
 GROSS EFFECTIVE INCOME: \$0  
 EXPENSES: \$0  
 NOI: \$0  
 DEBT SERVICE: \$0  
 CASH FLOW: \$0  
 CAP RATE: 0.00%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$950,000	\$0	0%	12/31/1969	No

BENEFITS SOUGHT: Out of title.

MOTIVATION: High.

CAN ADD: Cash. Other properties for the right deal.

REMARKS: This beautiful class A facility was built to suit as an emergency room and medical facility. It has all the TI one would need to open the same type operation right away. It includes an external generator/power plant, oxygen tanks, etc.

OWNER: Joe Tice

COUNSELOR: Blake Allen  
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