Property Details

CONTROL: Exclusive VALUE: \$1,025,000

LOAN: \$100,000 EQUITY: \$925,000

TITLE: House with land TYPE: Development

HAVE: A 3/1 SFH on 1.83 acres that may have a better use, commercial, industrial

or multi family.

ADDRESS: 5301 Tennyson st, Denver, Colorado

BENEFITS TO NEW Good location just north of the Denver city limit. Unincorporated Adams

OWNER: County.

GROSS SCHEDULED INCOME: \$20,400 Actual

VACANCY LOSS: \$1,000
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$6,120
NOI: \$13,280
DEBT SERVICE: \$14,000
CASH FLOW: \$-720
CAP RATE: 1.30%



BENEFITS SOUGHT: At least \$500,000 cash out.

MOTIVATION: 8

REMARKS: May partial trade for 1 acre lot.

OWNER: Robert

COUNSELOR: Dave Sanchez Phone: 720-338-5123

15100 Almstead St. Cell: 720-338-5123

Hudson, Colorado, 80642 Email: roiventures@mail.com