

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 OWNER: Good location just north of the Denver city limit. Unincorporated Adams 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
15100 Almstead St.
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