

## Property Details

CONTROL: Owner

VALUE: \$277,600

LOAN: \$111,364

EQUITY: \$166,236

TITLE: Long term Occupant in Nice area

TYPE: Homes/Condos

HAVE: Nice 3-bedroom rental in a good neighborhood with a long-term tenant who does want to buy the house in the future. Built in 1955, remodeled in 2015. 845 sq ft. Fresh paint and gutters.

ADDRESS: 257 Carolina, Longview, Washington

BENEFITS TO NEW OWNER: Stable tenancy. New roof completed 11/2021. The tenant painted the house in 2024. New gutters 2024. She is painting the interior.

GROSS SCHEDULED INCOME: \$14,400 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$2,043

NOI: \$12,357

DEBT SERVICE: \$8,376

CASH FLOW: \$3,981

CAP RATE: 4.45%



| ENCUMBRANCES | BALANCE | PAYMENT | RATE | DUE | ASSUMABLE |
|--------------|---------|---------|------|-----|-----------|
|--------------|---------|---------|------|-----|-----------|

|        |           |       |    |            |     |
|--------|-----------|-------|----|------------|-----|
| LOAN 1 | \$111,777 | \$835 | 6% | 06/30/2030 | Yes |
|--------|-----------|-------|----|------------|-----|

BENEFITS SOUGHT: Improve position. Payoff debt. refinance. upside.

MOTIVATION: 6 passive income;

CAN ADD: Other rentals in the book. Financability;

REMARKS: This property has many improvements

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