Property Details

CONTROL: Owner VALUE: \$234,500

LOAN: \$111,777 EQUITY: \$122,723

TITLE: Long term Occupant in Nice area

TYPE: Homes/Condos

Nice 3-bedroom rental in a good neighborhood with a long-term tenant who

HAVE: 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 Stable tenancy. New roof completed 11/2021. The tenant painted the house

OWNER: 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: 5.27%



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

OWNER: Hal Palmer Rentals, LLC

COUNSELOR: Hal Palmer Phone: 360-431-2733

P. O. Box G Cell: 360-431-2733 Longview, Washington, 98632 Fax: 360-636-5233

Email: hal.equitynw@gmail.com