

# 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

OWNER: Hal Palmer Rentals, LLC

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