

## Property Details

CONTROL:	Exclusive	VALUE: \$3,000,000
		LOAN: \$0
		EQUITY: \$3,000,000

TITLE:	DISCOUNT SALE/LEASEBACK/BYBACK ON 3 DUPLEXES AND LAND IN MANITOU SPRINGS
TYPE:	Multi-Family
HAVE:	3 fully leased duplexes and 9 parcels of land in Manitou Springs, CO. Value of all combined is about \$3,000,000.
ADDRESS:	3, 5, 7 Arapahoe Place, Manitou Springs, Colorado
BENEFITS TO NEW OWNER:	Income: 6% absolute NNN, residential depreciation, 2% fixed, guaranteed appreciation, good security in very high demand area.

GROSS SCHEDULED INCOME:	\$180,000	Actual
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$0	
NOI:	\$180,000	
DEBT SERVICE:	\$0	
CASH FLOW:	\$180,000	
CAP RATE:	6.00%	



BENEFITS SOUGHT: Sale/leaseback to lower payments and increase basis on the buyback. This is a property I intend to keep for a very long time.

MOTIVATION: Re-structure some hard money debt secured by this and other property.

CAN ADD: More sale/leasebacks and fee simple income properties, lots of land, notes.

REMARKS: I can be a buyer or a Seller here, so long as I get the right to re-purchase at fixed terms acceptable to me.

OWNER:

COUNSELOR: Blake Allen Phone: 719-685-0707  
108 Canon Ave Cell: 719-684-4123  
Manitou Springs, Colorado, 80829 Email: blakeallenrealty@gmail.com