Property Details

CONTROL:	Owner	VALUE:	$2,500,000
		LOAN:	$1,900,000
		EQUITY:	$600,000

TITLE:	Affordable Secure Storage
TYPE:	Industrial
HAVE:	A storage facility with drive units and climate controlled units.
WEBSITE URL:	1001 O street
ADDRESS:	1001 O street, Greeley, Colorado
BENEFITS TO NEW OWNER:	Room with upside with lower vacancies.

GROSS SCHEDULED INCOME:	$298,100 Projected
VACANCY LOSS:	$75,429
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$120,975
NOI:	$101,696
DEBT SERVICE:	$0
CASH FLOW:	$101,696
CAP RATE:	4.07%

BENEFITS SOUGHT:	sell or trade
MOTIVATION:	6
REMARKS:	May be able to wrap loans
OWNER:	Owner LLC

COUNSELOR:	Dave Sanchez	Phone: 720-338-5123
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