

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
15100 Almstead St. Cell: 720-338-5123
Hudson, Colorado, 80642 Email: roiventures@mail.com