

Property Details

CONTROL: Exclusive VALUE: \$2,500,000
LOAN: \$0
EQUITY: \$2,500,000

TITLE: INDUSTRIAL LAND
TYPE: Land
HAVE: INDUSTRIAL LAND FOR SALE (4.08 ACRES) IN THE MIDDLE OF HEAVILY DEVELOPING INDUSTRIAL AREA OF COMMERCE CITY COLORADO, PROPERTY BETWEEN HIGHWAY 2 & I-76
ADDRESS: 7790 E 88TH AVENUE, COMMERCE CITY, Colorado
BENEFITS TO NEW OWNER: LOTS OF UPSIDE AS IT IS IN A HIGHLY DESIRABLE NEW DEVELOPING INDUSTRIAL AREA

GROSS SCHEDULED INCOME: \$1 Projected
VACANCY LOSS: \$2
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$24,824
NOI: \$-24,825
DEBT SERVICE: \$24,824
CASH FLOW: \$-49,649
CAP RATE: 0.00%

BENEFITS SOUGHT: GO INTO A PASSIVE INCOME PLAY - ACTIVATE EQUITY INCOME/SELL/TRADE

MOTIVATION: HIGHLY AS PARTNERSHIP WOULD LIKE TO GO SEPARATE WAYS - 8

CAN ADD: CONTRACTING SERVICES, SOME CASH, ADDITIONAL PROPERTY

OWNER: JOSE A SALCIDO

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