

Property Details

CONTROL: Owner VALUE: \$734,400
LOAN: \$392,299
EQUITY: \$342,101

TITLE: PALMER PROPERTIES
TYPE: Homes/Condos
HAVE: Three performing rentals in Longview/Kelso area. Individual loans are noted on the previous packages
ADDRESS: varies, Longview, Washington
BENEFITS TO NEW OWNER: All within a mile of each other. Rent increases of \$100-\$300 on turnover. recently raised.

GROSS SCHEDULED INCOME: \$40,740 Actual
VACANCY LOSS: \$1,200
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$9,336
NOI: \$30,204
DEBT SERVICE: \$20,772
CASH FLOW: \$9,432
CAP RATE: 4.11%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$392,299	\$2,346	6%	12/31/2025	Yes

BENEFITS SOUGHT: Improve position

MOTIVATION: 6

CAN ADD: Lots in book

REMARKS: Owner is a licensed real estate broker in the state of wash.

OWNER: Hal Palmer Rentals, LLC

COUNSELOR: Hal Palmer
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