

# 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.

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