

Property Details

CONTROL: Partner VALUE: \$4,740,000
LOAN: \$1,200,000
EQUITY: \$3,540,000

TITLE: 79 Condos on the strip Branson, MO
TYPE: Resort Property
HAVE: 79 studios being condo converted to fractional leases. Estimated profit per unit \$95k+ (\$7.5million+). \$3,000,000 discount if purchased/traded before conversion. \$500k needed to finish, but seller will allow construction to go ahead of seller financing.

ADDRESS: 3514 W Country Blvd, Branson, Missouri
BENEFITS TO NEW OWNER: \$7 million+ profit upside on \$400k down payment. Boots and project management on the ground to handle 95% of the project.

GROSS SCHEDULED INCOME: \$805,800 Projected
VACANCY LOSS: \$60,000
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$244,800
NOI: \$501,000
DEBT SERVICE: \$67,800
CASH FLOW: \$433,200
CAP RATE: 10.57%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$625,000	\$43,750	7%	01/01/2026	Yes

BENEFITS SOUGHT: Seller is tired and motivated (hence 4% first-year interest rate on a purchase).

MOTIVATION: Still need to get out of title, but owner is willing to stay in the deal and do work and take an equity share.

CAN ADD: 15 different properties, from single family Colorado homes, 3plex, farms, ocean view condos, notes, gold claim, fix and flip properties and more!

REMARKS: To finish conversion, 78 studio kitchens need to be installed and electrical work. Cost is an estimated \$550k to finish. Seller will help acquire funds needed to finish.

OWNER: Lyle Dehning

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