

Property Details

CONTROL: Exclusive VALUE: \$3,000,000
LOAN: \$750,000
EQUITY: \$2,250,000

TITLE: Sandy's In-Fill Developer's Special-Location, Location, etc.
TYPE: Land
HAVE: 2.4A premium B-3 ground in unincorporated Arapahoe County. Many possibilities inc. Hi-Density Residential. !!! SEE ATTACHMENT !!!
ADDRESS: 2001 S Quebec St (unofficial), Denver, Colorado
BENEFITS TO NEW OWNER: See attached sheet

GROSS SCHEDULED INCOME: \$0 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$15,000
NOI: \$-15,000
DEBT SERVICE: \$0
CASH FLOW: \$-15,000
CAP RATE: 0.00%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$550,000	\$0	8%	12/31/2024	No

BENEFITS SOUGHT: Activate this Roth IRA investment

MOTIVATION: 7+

CAN ADD: Seller Financing Joint Venture

REMARKS: See attached sheet

OWNER: Sandy Buckstein

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