

# Property Details

CONTROL: Owner VALUE: \$800,000  
LOAN: \$0  
EQUITY: \$800,000

TITLE: REMODEL HOME LAKEWOOD COLORADO  
TYPE: Business Opportunity  
ADDRESS: 9025 W 4th AVE, Lakewood, Colorado  
BENEFITS TO NEW OWNER: Investor Special F/Flip Lakewood CO near 6th Ave 5 minutes from Downtown Denver

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$0  
DEBT SERVICE: \$0  
CASH FLOW: \$0  
CAP RATE: 0.00%



BENEFITS SOUGHT: Huge upside. Property has new sewer, Roof and upgraded Electric panel.

MOTIVATION: Market is Moving quick! High Motivation

CAN ADD: Hard Money referral. Subcontractors. Suppliers.

REMARKS: This neighborhood is located in a very high demand near prestige's schools/hospitals.

OWNER: FourthAve, LLC

COUNSELOR: Pablo Kahan Cell: 303-993-9594  
200 S. Wilcox Street #110 Email: pablokahan@gmail.com  
Castle Rock, Colorado, 80104