

# Property Details

CONTROL: Exclusive VALUE: \$1,200,000  
LOAN: \$800,000  
EQUITY: \$400,000

TITLE: 30-33 UNIT APARTMENT BUILDING UNDER RENOVATION ONLY \$ 1,2 M  
TYPE: Multi-Family

HAVE: The whole building is under a total renovation. New roof, windows, doors, sub floors, split AC's, stucco, paint. Needs finishing inside. Has small office, gym & maintenance room.

ADDRESS: 210 Gretna Road, Branson, Missouri

BENEFITS TO NEW OWNER: Maint free for many years. Good for absentee owners. Need only 1 employee. Mailbox money. Super low price.

GROSS SCHEDULED INCOME: \$0 Projected

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$0

NOI: \$0

DEBT SERVICE: \$0

CASH FLOW: \$0

CAP RATE: 0.00%



## ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1	\$800,000	\$4,500	7%	12/31/1969	No
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BENEFITS SOUGHT: Need some cash for another project.

MOTIVATION: High.

CAN ADD: Nothing.

REMARKS: Super location just off the Strip. Needs new El wires, sprinkler, plumbing, walls, ceiling, baths & kitchen. Let's talk details and profits. This will be a very good cash flowing property. Shortage of apartments in Branson, so these will rent very fast.

OWNER:

COUNSELOR: Arvid Hvidsten Phone: 954-802-5014  
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