

Property Details

CONTROL: Exclusive VALUE: \$325,000
LOAN: \$295,000
EQUITY: \$30,000

TITLE: 1135 Valley Manor Court Duplex
TYPE: Multi-Family
HAVE: Duplex S. Colorado Springs by Fort Carson. Tootal l;iving area is 864 sq ft
for duplex (432 sq ft each side). The units are 1 bedroom and 1 bathroom.
ADDRESS: 1135 Valley Manor Ct, Colorado Springs, Colorado

GROSS SCHEDULED INCOME: \$26,280 Actual
VACANCY LOSS: \$2,500
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$6,318
NOI: \$17,462
DEBT SERVICE: \$17,642
CASH FLOW: \$-180
CAP RATE: 5.37%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$295,000	\$2,950	12%	12/31/1969	Yes

OWNER: Blake Allen

COUNSELOR: Michael Nicks Phone: 720-530-5176
108 Canon Ave. Cell: 7205305176
Manitou Springs, Colorado, 80829 Email: Mike.AllenRealty@gmail.com