

Property Details

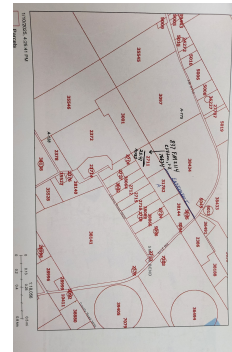
CONTROL: Exclusive VALUE: \$299,000
 LOAN: \$225,000
 EQUITY: \$74,000

TITLE: 25.14a Clifton, TX
 TYPE: Land

HAVE: 25.41-acre property offering a blend of open pasture, mature trees, and a picturesque private lake. Fully fenced, providing an ideal setting for livestock or the construction of your dream home. The serene environment is perfect for enjoying sunsets a

ADDRESS: 837 FM2114, Clifton, Texas
 BENEFITS TO NEW OWNER: Pride of Ownership, Use, Appreciation, Development Upside

GROSS SCHEDULED INCOME: \$0 Actual
 VACANCY LOSS: \$0
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$48
 NOI: \$-48
 DEBT SERVICE: \$1,461
 CASH FLOW: \$-1,509
 CAP RATE: 0.00%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$225,364	\$1,461	5%	09/01/2046	Yes

BENEFITS SOUGHT: Reduce negative cashflow, Cashflow, Value Add Upside, Path to Cash

MOTIVATION: Remove negative cash flow

OWNER: Mike & Ryan Foster

COUNSELOR: Jim Carmichael Phone: 859-801-0906
 2320 Grandview Drive Cell: 859-801-0906
 Fort Mitchell, Kentucky, 41017 Email: 1031jc@gmail.com