

# Property Details

CONTROL: Owner VALUE: \$577,000  
LOAN: \$460,000  
EQUITY: \$117,000

TITLE: PATH OF PROGRESS, I-25 IN PUEBLO COLORADO  
TYPE: Land

HAVE: 4.72 acres land zoned A1 on the frontage road next to the newest exit on the North end of Pueblo, just east of and bordering the Interstate.

ADDRESS: 0 Dillon Dr, Pueblo, Colorado

BENEFITS TO NEW OWNER: Buy this land at \$2 a foot, price it high, wait, and someone will buy it.

OWNER: Would be great for fast food or any use that could take advantage of the visibility. Three parcels allows flexibility.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$64  
NOI: \$-64  
DEBT SERVICE: \$0  
CASH FLOW: \$-64  
CAP RATE: 0.00%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$250,000	\$0	0%	12/31/1969	Yes
LOAN 2	\$210,000	\$0	0%	12/31/1969	Yes

BENEFITS SOUGHT: I would like to use this equity into a more active property or project. I would prefer to take the debt with me to the new project.

MOTIVATION: Not high, unless I see opportunity.

CAN ADD: Cash, paper, more land, duplexes in Colorado Springs.

REMARKS: I am a Buyer with this land, or paper on this land, for about anything anywhere, so please ask.

OWNER: Blake Allen

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