

# Property Details

CONTROL: Owner  
 VALUE: \$411,000  
 LOAN: \$250,000  
 EQUITY: \$161,000

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	\$300,000	\$1,250	6%	11/30/-0001	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

COUNSELOR: Blake Allen  
 108 Canon Ave  
 Manitou Springs, Colorado, 80829  
 Phone: 719-685-0707  
 Cell: 719-684-4123  
 Email: blakeallenrealty@gmail.com