

Property Details

CONTROL:	Owner	VALUE: \$50,000
		LOAN: \$0
		EQUITY: \$50,000
TITLE:	LOTS ON A HIGHWAY IN EASTERN WASHINGTON	
TYPE:	Land	
HAVE:	Get away from it all. These ten lts need a septic and a well drilled to place your home here. Total of about 3.63 acres in 5,000 sq ft platted lots. @ 30 lots	
ADDRESS:	Cunningham Road, Cunnigham, Washington	
BENEFITS TO NEW OWNER:	Currency land. A few homes within @ mile. The closest big city is Spokane, Wa. The smaller city of Othello is closer for supplies.	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$80	
NOI:	-\$80	
DEBT SERVICE:	\$0	
CASH FLOW:	-\$80	
CAP RATE:	0.00%	



BENEFITS SOUGHT: Activate equity

MOTIVATION: 7

CAN ADD: Other properties in the book. Another site close by under a different owner.

REMARKS: The owner is a licensed real estate broker in the state of Washington. Septic co says we can get 3 sites @ 3000 each. Well company bid 70,195

OWNER: Cypress Duplexes LLC

COUNSELOR: Hal Palmer
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