

## Property Details

CONTROL: Owner VALUE: \$143,400  
LOAN: \$0  
EQUITY: \$143,400

TITLE: Two Fix and Flip Properties Colorado  
TYPE: Homes/Condos  
HAVE: Two fix and flips an hour east of Pueblo. #1 -\$87,900 (est. ARV of \$245k+ and \$70k of remodel). #2 - \$53,500 (est. ARV of \$170k and \$65K remodel).  
OWNER carry available with pretty large down payment. Seller would do \$127k all cash.

ADDRESS: 908 Raton Ave., La Junta, Colorado  
BENEFITS TO NEW OWNER: There is demand for clean, nice inventory in these smaller towns. This could also work as rentals once remodeled. Estimated 9% CAP after remodel.

GROSS SCHEDULED INCOME: \$43,200 Projected  
VACANCY LOSS: \$2,160  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$14,000  
NOI: \$27,040  
DEBT SERVICE: \$0  
CASH FLOW: \$27,040  
CAP RATE: 18.86%

BENEFITS SOUGHT: These can be added to any deal. Ideally these are sold for cash or shorter term owner carry, but sell will look at anything.

MOTIVATION: 5 - if not sold, seller will do the remodel. However, seller prefers to focus on larger projects.

CAN ADD: Multiple properties from other Colorado homes/3plex, MO hotel, ocean view condos, Saint Lucia resort, notes, and more

REMARKS: These properties are not for a new flipper. They need a not of work. However, the spread is large for the price. Seller has contractors that can do the remodel and will help to some degree even after the sale.

OWNER: Shaysav LLC

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