

# Property Details

CONTROL: Owner VALUE: \$1,600,000  
LOAN: \$200,000  
EQUITY: \$1,400,000

TITLE: Equity in house for a strong deal  
TYPE: Homes/Condos

HAVE: Brand new fully remodeled, newly furnished summer home, with boat slip use, in Grand Lake, CO. 5 minutes to the entrance of rocky mountain national park.

WEBSITE URL: [https://www.zillow.com/homedetails/900-Tallaqua-Dr-Grand-Lake-CO-80447/84410327\\_zpid/](https://www.zillow.com/homedetails/900-Tallaqua-Dr-Grand-Lake-CO-80447/84410327_zpid/)

ADDRESS: 900 Tallaqua Dr, Grand Lake, Colorado

BENEFITS TO NEW OWNER: Beautiful home for vacation and family. Fully remodeled top to bottom.

Brand new furnishings included

GROSS SCHEDULED INCOME: \$0 Projected

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$6,000

NOI: \$-6,000

DEBT SERVICE: \$0

CASH FLOW: \$-6,000

CAP RATE: 0.00%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
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LOAN 1	\$200,000	\$0	4%	03/20/2026	No
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BENEFITS SOUGHT: Activate equity in home.

MOTIVATION: Medium.

CAN ADD: Signature, more cash, expertise into your deal.

REMARKS: House selling season in Grand Lake is summer. The home will likely sell near full price this coming summer cycle.

OWNER: 1733 Pulliam, LLC

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