

## Property Details

CONTROL: Exclusive VALUE: \$715,000  
LOAN: \$500,000  
EQUITY: \$215,000

TITLE: Tiny Home Village  
TYPE: Multi-Family

HAVE: This is a Tiny Home Village that is ready for 16 homes. An additional 32 sites can be built out. Office, retail and laundry facility can be built out in current building.

ADDRESS: 198 E Main St, Limon, Colorado

GROSS SCHEDULED INCOME: \$307,000 Projected

VACANCY LOSS: \$30,000

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$96,950

NOI: \$180,050

DEBT SERVICE: \$1

CASH FLOW: \$180,049

CAP RATE: 25.18%

OWNER:

COUNSELOR: Dave Sanchez Phone: 720-338-5123  
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