

# Property Details

CONTROL: Owner VALUE: \$175,000  
LOAN: \$91,000  
EQUITY: \$84,000

TITLE: LITTLE HOUSE IN PUEBLO  
TYPE: Homes/Condos  
HAVE: 3 br 1 bath 738 sq ft SFR, On 2 lots. Could build additional unit. Can add other properties and some cash.  
ADDRESS: 1623 Pine Street, Pueblo, Colorado  
BENEFITS TO NEW OWNER: Good property if fast growing area. Probably under rented. Note is 5 year adjustable

GROSS SCHEDULED INCOME: \$13,140 Actual  
VACANCY LOSS: \$300  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$2,500  
NOI: \$10,340  
DEBT SERVICE: \$6,129  
CASH FLOW: \$4,211  
CAP RATE: 5.91%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$91,000	\$661	5%	10/01/2027	Yes

BENEFITS SOUGHT: Would like to combine this with other properties in the book to go up to larger commercial property

MOTIVATION: Trying to consolidate holdings to simplify life.

CAN ADD: F/C 624 S Haskell, Wilcox, AZ. \$60,000 Signature and 100K cash

REMARKS: Experienced exchangor will close.

OWNER: JMK Trust

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