

# Property Details

CONTROL: Owner VALUE: \$234,500  
LOAN: \$117,851  
EQUITY: \$116,649

TITLE: Long term Occupant in Nice area  
TYPE: Homes/Condos  
HAVE: Nice 3-bedroom rental in a good neighborhood with a long-term tenant who does want to buy the house in the future. Built in 1955, remodeled in 2015. 845 sq ft. Fresh paint and gutters.  
ADDRESS: 257 Carolina, Longview, Washington  
BENEFITS TO NEW OWNER: Potential future sale. Stable tenancy. New roof completed 11/2021. The tenant will paint the house.

GROSS SCHEDULED INCOME: \$13,200 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$2,043  
NOI: \$11,157  
DEBT SERVICE: \$8,376  
CASH FLOW: \$2,781  
CAP RATE: 4.76%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$117,851	\$698	4%	06/30/2024	Yes

BENEFITS SOUGHT: Improve position. Payoff debt. refinance. upside.

MOTIVATION: 6 passive income;

CAN ADD: Other rentals in the book. Financability;

REMARKS: This property has many improvements

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