

Property Details

CONTROL: Partner VALUE: \$99,500
LOAN: \$0
EQUITY: \$99,500

TITLE: Colorado Airbnb Cabin
TYPE: Homes/Condos

HAVE: Very tiny rustic cabin. This property would need some upgrades to maximize income. For example, more solar is needed and the bathroom is still 20 feet from the cabin.

ADDRESS: 111 Osoeola Rd, Woodland Park, Colorado

BENEFITS TO NEW OWNER: Great "starter" property with very low down and low payment.

GROSS SCHEDULED INCOME: \$12,325 Projected

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$4,306

NOI: \$8,019

DEBT SERVICE: \$0

CASH FLOW: \$8,019

CAP RATE: 8.06%

BENEFITS SOUGHT: Owner carry, or use this to trade up.

MOTIVATION: 9 - owner is 91 years old and wants to sell before the spring when this can start to be rented again

CAN ADD: 15+ properties

REMARKS: Owner will carry \$89,500 at 4% interest only for two years (\$10k down). Payment of \$298/month. After that, 25 year amortization at 6% with a 5 year balloon (7 years in). Years 3-8 payment would be \$577.

OWNER: Lyle Dehning

COUNSELOR: Lance Dehning Phone: 720-327-8050
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