

# Property Details

CONTROL: Exclusive VALUE: \$3,100,000  
LOAN: \$0  
EQUITY: \$3,100,000

TITLE: DISCOUNT SALE/LEASEBACK/BUYBACK ON 3 DUPLEXES AND LAND IN MANITOU SPRINGS

TYPE: Multi-Family

HAVE: 3 fully leased duplexes and 9 parcels of land in Manitou Springs, CO. Value of all combined is about \$3,000,000.

ADDRESS: 3, 5, 7 Arapahoe Place, Manitou Springs, Colorado

BENEFITS TO NEW OWNER: Income: 6% absolute NNN, residential depreciation, 2% fixed, guaranteed appreciation, good security in very high demand area.

GROSS SCHEDULED INCOME: \$186,000 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$0

NOI: \$186,000

DEBT SERVICE: \$0

CASH FLOW: \$186,000

CAP RATE: 6.00%



BENEFITS SOUGHT: Sale/leaseback to lower payments and increase basis on the buyback. This is a property I intend to keep for a very long time.

MOTIVATION: Re-structure some hard money debt secured by this and other property.

CAN ADD: More sale/leasebacks and fee simple income properties, lots of land, notes.

REMARKS: I can be a buyer or a Seller here, so long as I get the right to re-purchase at fixed terms acceptable to me.

OWNER:

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