

Property Details

CONTROL: Owner VALUE: \$369,000
LOAN: \$336,000
EQUITY: \$33,000

TITLE: 1138 Valley Manor Ct, Colorado Springs, CO 80906
TYPE: Multi-Family
HAVE: Duplex with a total living area 1248 sq ft, 4 bedroom, and 2 bathroom.
Each unit is 624 sq ft, 2 bedroom, and 2 bathroom.
ADDRESS: 1138 Valley Manor Ct, Colorado Springs, Colorado
BENEFITS TO NEW OWNER: Strong Income property with 6.73 CAP Rate. Location near Fort Carson
Army Base in Colorado Springs is desirable with low vacancy rate.

GROSS SCHEDULED INCOME: \$31,001 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$6,164
NOI: \$24,837
DEBT SERVICE: \$20,160
CASH FLOW: \$4,677
CAP RATE: 6.73%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$3,360,000	\$3,360	12%	12/31/1969	Yes

BENEFITS SOUGHT: To activate this equity: to sell or trade. Sale/lease back/ buy back would be first choice:
6% NNN with 2% annual appreciation for 2-10 years.

MOTIVATION: High

CAN ADD: Another duplex Colorado Springs, property Cripple Creek mixed use, land

OWNER: Blake Allen

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