

National Council of Exchangers

Las Vegas, Nevada

April 4- 7, 2022

CONTROL: Exclusive

VALUE: \$200,000
LOAN: \$0
EQUITY: \$200,000

TITLE: SOUTHERN BLUFFS PLATTED-APPROVED PAPER LOTS

TYPE: Subdivision

HAVE: 20 Platted lots in Cortez Colorado.

WEBSITE URL: <https://montezumacounty.maps.arcgis.com/>

ADDRESS/PARCEL#: N/A

CITY: Cortez

STATE: CO

BENEFITS TO Can be Delivered F&C. Sell Individual Lots, Sell Bulk Lots, Build out and sell. Park your equity Here. Low

NEW OWNER: Holding Cost. Current owner will Buy your property with these lots. Will look at WETV

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$1,520
NOI: \$-1,520
DEBT SERVICE: \$0
CASH FLOW: \$-1,520
CAP RATE: 0.00%



ENCUMBRANCES:	BALANCE:	PAYMENT:	RATE:	DUE:	ASSUMABLE:
LOAN 1:					
LOAN 2:					

BENEFITS SOUGHT: Use this equity to buy other investments. Will Help solve your clients problem. Not area bound. Owner would also like "Cash and Paper" or "Cash and Other RE" or "Performing Notes"

MOTIVATION: Seeking to go up in value, looking for the opportunity to use the lots as down payment. Owner will Owner Carry. Owner can deliver Free and Clear. Let us help solve your RE Problem or Need.

CAN ADD: 11 Houses in Belleville ILL. APT Units in Colo Spgs. Created Notes, Existing Notes, Cash. Free an Clear Fixer House in Crowley, Co. "No Charge" with Cortez Lots

REMARKS: Blake is a buyer with these lots. if your client needs are in the most motivated category, these lots are a vehicle to save your clients equity, park 1031 funds, solve ownership or partnership problems.

OWNER: Blake Allen

COUNSELOR: Charles Trice, CCIM, EMS
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