

## Property Details

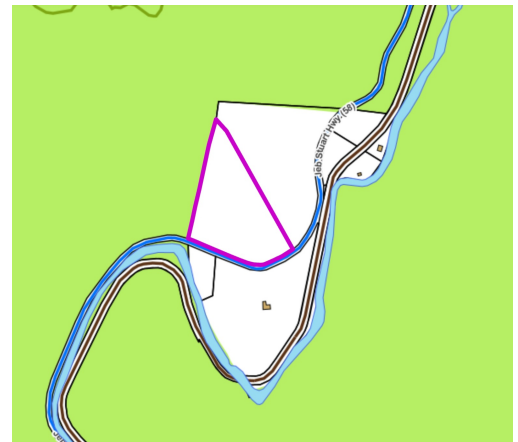
CONTROL: Owner VALUE: \$125,000  
LOAN: \$0  
EQUITY: \$125,000

TITLE: 12 Acres, Damascus, VA near Appalachian & Creeper Trails  
TYPE: Land  
12 acres of land in a pocket of the Jefferson National Forrest near Damascus, VA. The Appalachian Trail goes by this property to the rear. The Virginia Creeper Trail (Bike) is across the road. Damascus has become a destination town.

HAVE:

ADDRESS: US Rt. 58, just east of Damascus, VA, Damascus, Virginia  
BENEFITS TO NEW OWNER: Development potential for luxury cabins, RV park, 2nd home, recreational, etc. Many possibilities. There is no other vacant land like this. In discussions with power company to bring electric to this site now.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$420  
NOI: \$-420  
DEBT SERVICE: \$0  
CASH FLOW: \$-420  
CAP RATE: 0.00%



BENEFITS SOUGHT: Want to move on to another project, to be determined. Could also JV with you. Prefer to cash out and do a 1031 exchange into property closer to home.

MOTIVATION: Move equity to a project closer to OH. Could be anywhere if management is in place or could be arranged.

CAN ADD: Can add expertise and management in other areas.

REMARKS: Many possibilities with this land, and many possibilities with this seller. There is not another parcel of land like this. Small pocket of land in the middle of the Jefferson National Forrest. Google "Virginia Creeper Trail" in Damascus, VA to learn more.

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