

## Property Details

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

TITLE: LAND AS OPTION MONEY  
TYPE: Land  
HAVE: Option money in the form of five contiguous small commercial lots in metro Atlanta, a little less than a quarter acre per parcel. Zoned C1 but could be residential or commercial use.  
ADDRESS: 136-144 Ernest Drive, Forest Park, Georgia  
BENEFITS TO NEW OWNER: Receive these lots as option consideration for your deal. Own free and clear 1/4 acre parcels. Buildout or sell to small users or maybe rezone residential. Centrally located in Atlanta MSA. Seller will carry or put down or trade for a note.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$1,570  
NOI: \$-1,570  
DEBT SERVICE: \$0  
CASH FLOW: \$-1,570  
CAP RATE: 0.00%

BENEFITS SOUGHT: Activate equity. Go up, turn to paper, or both.

MOTIVATION: not extreme but doing nothing with it now

CAN ADD: Colorado Cabins, duplexes, 4plex, Notes, land, cash, Commercial buildings in Indiana, MHP in IL, more land

REMARKS: I am a Buyer with this and additional parcels of land. I would like to give this to your client as an option to purchase or lease their property. This could serve as a down payment or just the right to buy at a certain price for a certain time.

OWNER: Blake Allen

COUNSELOR: Blake Allen Phone: 719-685-0707  
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