

Property Details

CONTROL:	Owner	VALUE: \$200,000
		LOAN: \$0
		EQUITY: \$200,000
TITLE:	VACANT SINCLAIR GAS STATION WITH 4+ ACRES	
TYPE:	Retail/Commercial	
HAVE:	FORMER SINCLAIR GAS STATION WITH 4.5 ACRES ACROSS THE STREET ON BLUE GRASS PARKWAY in Lawrenceburg KY	
ADDRESS:	1940 WILLISBURG ROAD, LAWRENCEBURG, Kentucky	
BENEFITS TO NEW OWNER:	F&C REDEVELOPMENT WITH UPSIDE, CREATIVE OWNER	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$2,000	
NOI:	\$-2,000	
DEBT SERVICE:	\$0	
CASH FLOW:	\$-2,000	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	MOVE UP, USE SIGNATURE AND CASH (\$100K) TO A DIFFERENT PROJECT	
MOTIVATION:	move on	
CAN ADD:	\$100K CASH, SIGNATURE, EXPERTISE, ELBOW GREASE	
REMARKS:	JUST TRYING TO MOVE UP IN A LARGER PROJECT, GUY	
OWNER:	CORPORATION	
COUNSELOR:	Joseph Crowley 10580 N. McCarron Blvd. No. 115-394 Reno, Nevada, 89503	Phone: 775-771-1350 Cell: 775-771-1350 Email: joe@equityinvests.com