

## Property Details

CONTROL:	Exclusive	VALUE: \$8,150,000
		LOAN: \$2,200,000
		EQUITY: \$5,950,000
TITLE:	\$530K+ Secure, Passive, Income in Belgrade, MT @ 6.5% CAP	
TYPE:	Industrial	
HAVE:	Multi-year option to buy NNN Leased industrial property in Belgrade, Montana for a total price (Option and Property) of \$8.15M. Multiple 4+ year NNN leases (with CPI, with 3% mini. annual bumps). Property is in good shape. Low end market rates.	
ADDRESS:	Amsterdam Rd., Belgrade, Montana	
BENEFITS TO NEW OWNER:	Opportunity to buy a secure, passive income stream in the desirable Gallatin Valley, MT at below market price. Management available. Ideal 1031 Opportunity.	
GROSS SCHEDULED INCOME:	\$541,000 Actual	
VACANCY LOSS:	\$7,000	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$2,000	
NOI:	\$532,000	
DEBT SERVICE:	\$212,676	
CASH FLOW:	\$319,324	
CAP RATE:	6.53%	
BENEFITS SOUGHT:	Convert option equity into secure passive income stream in business-friendly state. Will go up, down or sideways with \$1M option equity. Use it as a down, convert it to a note, etc.	
MOTIVATION:	7	
CAN ADD:	\$1.2M leased office building on Main Street Belgrade, MT, some cash, signature, just ask.	
REMARKS:	Client bought option when property was effectively vacant. It is now fully occupied. Now looking to activate equity and can get creative. Gallatin Valley, MT market rates are under 6.5% CAP with properties selling recently under 5% CAP.	
OWNER:	Bridger Holdings, LLC	
COUNSELOR:	Don Lint Bozeman, Montana, 59715	Phone: 406-556-3124 Cell: 406-579-8686 Email: don@donlint.com