

## Property Details

CONTROL: Owner

VALUE: \$495,000  
LOAN: \$0  
EQUITY: \$495,000

TITLE: 4 ACRE LOT ON CENTER STREET IN LEESBURG, FL  
TYPE: Development

HAVE: We have 4 acre of land on Center St. in Leesburg, FL. It is 2 lots side by side and the best use is probably apts, condos or Townhouses. Maybe 30-90 units.

ADDRESS: n/a, Leesburg, Florida

BENEFITS TO NEW OWNER: Develop and make some good profit.

GROSS SCHEDULED INCOME: \$0 Projected  
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: Sell or partial trade with some cash.

MOTIVATION: High.

CAN ADD: \$ 3-4M in real estate and personal property. See other listings.

REMARKS: We can hold financing with some cash down. Let's talk.

OWNER:

COUNSELOR: Arvid Hvidsten  
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