

## Property Details

CONTROL: Partner VALUE: \$3,919,000  
LOAN: \$1,419,000  
EQUITY: \$2,500,000

TITLE: COVERED RV AND BOAT STORAGE JV  
TYPE: Development  
HAVE: To Be Developed Covered RV and Boat Storage Development on 3.7 acres of Highway Frontage Commercial Land. Opportunity Zone Fund Documents Ready-To-Go.  
ADDRESS: 100 Shoreline Drive, Lake Placid, Florida  
BENEFITS TO NEW OWNER: Profit / Income from Development Opportunity Zone Tax Benefits

GROSS SCHEDULED INCOME: \$437,729 Projected  
VACANCY LOSS: \$21,249  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$142,140  
NOI: \$274,340  
DEBT SERVICE: \$0  
CASH FLOW: \$274,340  
CAP RATE: 7.00%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,419,000	\$109,712	6%	11/30/-0001	Yes

BENEFITS SOUGHT: Raising \$700,000 cash equity to to develop this project and the completed value of equity as shown above. Financial Partners for Development

MOTIVATION: Profit Potential and Tax Benefits of Opportunity Zone Experienced Development Partners

CAN ADD: Self-Storage Development Expertise. On-site experienced local Partner. Equity for the development.

OWNER: Shoreline Business Center LLC

COUNSELOR: Chuck Sutherland  
PO Box 110956  
Carrollton, Texas,  
75011-0956  
Phone: 214-232-7995  
Cell: 214-232-7995  
Fax: 214-722-0210  
Email: Chuck@CreativeRealEstateNetwork.com