## **Property Details**

CONTROL: Partner VALUE: \$3,919,000

LOAN: \$1,419,000 EOUITY: \$2,500,000

TITLE: COVERED RV AND BOAT STORAGE JV

TYPE: Development

To Be Developed Covered RV and Boat Storage Development on 3.7 acres

HAVE: of Highway Frontage Commercial Land. Opportunity Zone Fund Documents

Ready-To-Go. The Building Site for this project has a Net Value of

\$250,000.

ADDRESS: 0 Sand Court, Lake Placid, Florida

BENEFITS TO NEW Profit / Income from Development Opportunity Zone Tax Benefits

OWNER:

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 \$193,290 6% 12/31/1969 Yes

BENEFITS SOUGHT: Raising cash equity 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 Phone: 214-232-7995

PO Box 110956 Cell: 214-232-7995 Carrollton, Texas, Fax: 214-722-0210

75011-0956 Email: Chuck@CreativeRealEstateNetwork.com