

## Property Details

|                         |                                                                                                                                        |                               |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| CONTROL:                | Owner                                                                                                                                  | VALUE: \$3,000,000            |
|                         |                                                                                                                                        | LOAN: \$0                     |
|                         |                                                                                                                                        | EQUITY: \$3,000,000           |
| TITLE:                  | Rehab of Flex Properties and Office in Northwest Ark                                                                                   |                               |
| TYPE:                   | Business Opportunity                                                                                                                   |                               |
| HAVE:                   | Take advantage of CPACe program incentives for investment in FLEX properties in Northwest Ark, the 8th fastest growing MSA in the USA. |                               |
| ADDRESS:                | Pinnacle Hills Promenade, Pinnacle Hills, Arkansas                                                                                     |                               |
| GROSS SCHEDULED INCOME: | \$665,000 Projected                                                                                                                    |                               |
| VACANCY LOSS:           | \$12,000                                                                                                                               |                               |
| GROSS EFFECTIVE INCOME: | \$0                                                                                                                                    |                               |
| EXPENSES:               | \$346,000                                                                                                                              |                               |
| NOI:                    | \$307,000                                                                                                                              |                               |
| DEBT SERVICE:           | \$146,000                                                                                                                              |                               |
| CASH FLOW:              | \$161,000                                                                                                                              |                               |
| CAP RATE:               | 10.23%                                                                                                                                 |                               |
| OWNER:                  |                                                                                                                                        |                               |
| COUNSELOR:              | Kurt Lord                                                                                                                              | Phone: 314-862-5566           |
|                         | 11477 Olde Cabin Rd., Ste 310                                                                                                          | Cell: 314-960-5258            |
|                         | St. Louis, Missouri, 63141                                                                                                             | Email: klord@lordpartners.com |