

Property Details

CONTROL:	Exclusive	VALUE: \$500,000
		LOAN: \$0
		EQUITY: \$500,000
TITLE:	Light industrial Multi Family	
TYPE:	Development	
HAVE:	1.99 acre light industrial lot long rd frontage allows light mfg, multi family, office, etc	
ADDRESS:	223-295 Boulevard, Kingston, New York	
BENEFITS TO NEW OWNER:	great land to develop or take a huge tax write off by donating to the abutting property owner that is a non profit they need the land	
GROSS SCHEDULED INCOME:	\$10 Projected	
VACANCY LOSS:	\$10	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$12,000	
NOI:	\$-12,000	
DEBT SERVICE:	\$0	
CASH FLOW:	\$-12,000	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	new opportunity	
MOTIVATION:	owned to long long story	
CAN ADD:	another lot same subdivision same Mo	
REMARKS:	close easy driving to NYC	
OWNER:	Finallis Investment Trust	
COUNSELOR:	Joseph Crowley 10580 N. McCarron Blvd. No. 115-394 Reno, Nevada, 89503	Phone: 775-771-1350 Cell: 775-771-1350 Email: joe@equityinvests.com