Property Details

CONTROL:	Buyers Broker	VALUE:	$16,105,500
		LOAN:	$3,500,000
		EQUITY:	$12,605,500

TITLE:	FULLY LEASED INDUSTRIAL MANUFACTURING PROPERTIES
TYPE:	Industrial
HAVE:	12 STATED MANUFACTURING PROPERTIES (3 SUBLEASED 9 OWNED PROPERTIES) FULLY LEASED TO PRIVATE AMMUNITION MANUFACTURING COMPANY.
ADDRESS:	MULTIPLE COUNTY AND CITY ADDRESSES, LEWISTON, Idaho
BENEFITS TO NEW OWNER:	Modified NNN Income, Managment, Secure total company Industrial manufacturing facilities. With workspace and favorable public use.

GROSS SCHEDULED INCOME:	$1,295,342 Projected
VACANCY LOSS:	$38,349
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$46,078
NOI:	$1,210,915
DEBT SERVICE:	$304,000
CASH FLOW:	$906,915
CAP RATE:	7.52%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	$1,790,860	$10,405	4%	04/07/2032	No
LOAN 2	$1,842,391	$11,560	5%	07/10/2032	No

BENEFITS SOUGHT:	Estate planning and some additional opportunitity liquidity as well as Homestead (farm and ranch) growth) and improvements.
MOTIVATION:	Estate planning and health issues and desire to reinvest in Homestead.
CAN ADD:	Additional potential development ground and or expansion facilities.
REMARKS:	Seller developed the business now leasing the property. From a machine shop to developing and manufacturing production machines to incorporating a total vertical integrated ammunition business.

OWNER:

COUNSELOR:	Amber Bellavance	Phone: 208-507-0532
	201 West Main	Cell: 208-507-0532
	Grangeville, Idaho, 83530	Email: amber@amberblewett.com