Property Details

CONTROL: Owner VALUE: \$4,925,000

LOAN: \$3,447,500 EOUITY: \$1,477,500

TITLE: Instant Cashflow, Real Returns

TYPE: Industrial

Finalizing the residual raise for remaining reserves included in our initial

HAVE: \$1.85M raise. Bought a 98,595 SF Ind. building in Hastings, MN. Value

Add: current tenant below market rents & from rent and CAM recapture

from common areas not being collected

WEBSITE URL: https://investors.appfolioim.com/myequityportal/investor/public_opportuniti

es/19?token=public

ADDRESS: 800 East 10th st., Hastings, Minnesota

BENEFITS TO NEW We have successfully begun collecting previously uncollected rents & have

OWNER: started leasing out parking lot space. We have initiated negotiations with 2

existing tenants for five-year market-rate renewals targeted for completion

before the end of Q3

GROSS SCHEDULED INCOME: \$715,569 Actual

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$344,400
NOI: \$371,169
DEBT SERVICE: \$150,116
CASH FLOW: \$221,053
CAP RATE: 7.54%



ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$3,447,500 \$20,843 7% 04/30/2030 Yes

OWNER:

COUNSELOR: Eli Weisblum Phone: 646-561-9885

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