Property Details

CONTROL:	Owner	VALUE:	$4,925,000
		LOAN:	$3,447,500
		EQUITY:	$1,477,500

TITLE:	Instant Cashflow, Real Returns
TYPE:	Industrial
HAVE:	Finalizing the residual raise for remaining reserves included in our initial $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_opportunities/19?token=public
ADDRESS:	800 East 10th st., Hastings, Minnesota
BENEFITS TO NEW OWNER:	We have successfully begun collecting previously uncollected rents & have 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 Woodmere, New York, 11598	Phone: 646-561-9885 Cell: 516-659-8383 Email: eweisblum@gmail.com