

# 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](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:

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