

## Property Details

CONTROL: Partner VALUE: \$400,000  
LOAN: \$0  
EQUITY: \$400,000

TITLE: Reagan Advertising Billboard in Austin, TX  
TYPE: Other  
Long term, 20+ year lease to Reagan Advertising. Owner, as rent gets 25% of gross revenue of Reagan's sales on this highway frontage billboard.

HAVE: There is a moratorium in Austin for new billboard licenses making this even more valuable.

ADDRESS: 7811 Clocktower Dr., Austin, Texas

BENEFITS TO NEW OWNER: Bring all offers! Will trade into your deal. Will trade for tax credits. Or sell at a strong discount, cash with quick close.

GROSS SCHEDULED INCOME: \$30,000 Projected  
VACANCY LOSS: \$5,000  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$4,661  
NOI: \$20,339  
DEBT SERVICE: \$0  
CASH FLOW: \$20,339  
CAP RATE: 5.08%

BENEFITS SOUGHT: Move on, activate equity and harvest tax loss.

MOTIVATION: High

CAN ADD: Signature and some cash

REMARKS: Historically strong performing billboard. Revenue declined during highway construction and is now climbing back up.

OWNER: Norwood Billboard LLC

COUNSELOR: Jason Mittman Phone: 512-947-5757  
316 Iowa Drive Cell: 512-947-5757  
Golden, Colorado, 80403 Email: jason@onlyepic.com