

## Property Details

CONTROL: Exclusive  
VALUE: \$2,000,000  
LOAN: \$1,600,000  
EQUITY: \$400,000

TITLE: SALE/LEASEBACK - NNN LEASED PROPERTY  
TYPE: Retail/Commercial  
25,000 sq ft clear span building on 4.11 acres. Currently operating family entertainment center in the 25,000 sq ft. One pad site is also included. Real Estate owners also own the entertainment center and will lease it back.

HAVE: 6720 NW Quanah Parker Trailway, Lawton, Oklahoma

ADDRESS: Excellent current cash flow plus additional opportunity to lease remaining space and/or to sell or lease pad site.

BENEFITS TO NEW OWNER:

GROSS SCHEDULED INCOME: \$180,000 Projected  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$180,000  
DEBT SERVICE: \$160,596  
CASH FLOW: \$19,404  
CAP RATE: 9.00%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,600,000	\$13,383	8%	11/30/2028	No

BENEFITS SOUGHT: Take profit and move on to next deal

MOTIVATION: Partners have owned and operated this business and real estate for 14 years. They want to move to next deal

CAN ADD: Land

REMARKS: Owners would do a sale/leaseback at about a 9.0% return. They would consider a 5 year lease. Property is located in good retail area between Wal-Mart and Target as well as AMC Theater and other retailers. Could be redeveloped into strip center or other.

OWNER: LOL, LLC

COUNSELOR: Bill Richert  
P.O. Box 2352  
Tulsa, Oklahoma, 74101  
Phone: 918-743-6262  
Cell: 918-743-6262  
Fax: 918-550-8182  
Email: brichert@sbcglobal.net