Property Details

CONTROL: Exclusive VALUE: \$800,000

LOAN: \$0

EQUITY: \$800,000

TITLE: Convenience Store Investment - Zingers - Fueling Convenience, Anytime,

Anywhere

TYPE: Business Opportunity

Investment opportunity in Kingman, Arizona Convenience Store Seeking

Investment of \$800,000. Project Development Cost - \$3,875,000.00

Projected Revenue Five-Year Total - \$27,010,843 Convert \$800k to 20%

ownership in Zingers Preferred Investment

ADDRESS: 4705 Mohave Airport Drive, Kingman, Arizona

BENEFITS TO NEW Interest Rate for \$800k = 10% annually Preferred Investment in future

OWNER: locations If convert to 20% ownership, will get 20% of sales price if sold.

GROSS SCHEDULED INCOME: \$951,950 Projected

VACANCY LOSS: \$0 GROSS EFFECTIVE INCOME: \$0

HAVE:

EXPENSES: \$500,000

NOI: \$451,950

DEBT SERVICE: \$250,000

CASH FLOW: \$201,950

CAP RATE: 56.49%

BENEFITS SOUGHT: Cash to complete deal Need to be accredited investor

MOTIVATION: High

CAN ADD: Option to convert \$800k to 20% Ownership Buyout options at 3 yr, 4 yr, or

5 yr.

Competitive Advantage - First Mover in Kingman Industrial Park, which is

largest industrial park in Arizona outside of Phoenix area. High traffic area

REMARKS: with 2,700 employees. Zoning approved. Scalable, turnkey investment

model.

OWNER: Zingers LLLP

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