

## Property Details

CONTROL:	Exclusive	VALUE: \$800,000
		LOAN: \$0
		EQUITY: \$800,000
TITLE:	Convenience Store Investment - Zingers - Fueling Convenience, Anytime, Anywhere	
TYPE:	Business Opportunity	
HAVE:	Investment opportunity in Kingman, Arizona Convenience Store Seeking Investment of \$800,000. Project Development Cost - \$3,875,000.00	
ADDRESS:	4705 Mohave Airport Drive, Kingman, Arizona	
BENEFITS TO NEW OWNER:	Interest Rate for \$800k = 10% annually Preferred Investment in future 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	
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.	
REMARKS:	Competitive Advantage - First Mover in Kingman Industrial Park, which is largest industrial park in Arizona outside of Phoenix area. High traffic area with 2,700 employees. Zoning approved. Scalable, turnkey investment model.	
OWNER:	Zingers LLLP	
COUNSELOR:	Cynthia Daughtrey 2679 West Main Street, #300-723 Littleton, Colorado, 80120	Phone: 303-548-9659 Cell: 303-548-9659 Email: cynthia@3drealestate.co