## **Property Details**

CONTROL: Buyers Broker VALUE: \$40,000,000

LOAN: \$0

EQUITY: \$40,000,000

TITLE: Needing Land for Hyper Data Center

TYPE: Land

Qualified Buyer/Developer of Hyper Scale Data Centers. Need approx 80

HAVE: acres plus, with Large Electrical load available from the Grid within 2

years. Likes to be within one hour of major metro area. Very well qualified

and ready to move quickly

ADDRESS: Anywhere USA or Canada, Major, Illinois

BENEFITS TO NEW Have Cash in the bank to complete this deal, can move very quickly for the

OWNER: right property

GROSS SCHEDULED INCOME: \$5,000,000 Projected

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

EXPENSES: \$3,000,000 NOI: \$2,000,000

DEBT SERVICE: \$0

CASH FLOW: \$2,000,000 CAP RATE: 5.00%

BENEFITS SOUGHT: Land with Electricity, Fibre available, easy access, near major metro

MOTIVATION: Buyer has clients that are ready to move in once built, so very High

Motivation

CAN ADD: More cash, or possible equity in the deal.

REMARKS: This buyer will look at multiple properties and is able to close on all.

OWNER: Jeremiah

COUNSELOR: Craig Ginter Phone: 970-256-9700

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