Property Details

CONTROL:	Buyers Broker	VALUE:	$40,000,000
		LOAN:	$0
		EQUITY:	$40,000,000

TITLE:	Needing Land for Hyper Data Center
TYPE:	Land
HAVE:	Qualified Buyer/Developer of Hyper Scale Data Centers. Need approx 80 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 OWNER:	Have Cash in the bank to complete this deal, can move very quickly for the 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 428 Main St Grand Junction, Colorado, 81501	Phone: 970-256-9700 Cell: 970-260-6230 Fax: 970-256-1766 Email: cgsells1@gmail.com