

Property Details

CONTROL: Exclusive

VALUE: \$5,000,000
LOAN: \$500,000
EQUITY: \$4,500,000


TITLE: Commercial Property Purchase and Joint Venture Investment
TYPE: Industrial

HAVE: 2 Industrial and Commercial Manufacturing Buildings Cheyenne building 12,000 +/- SF ready for production Foundry building 24,000 +/-SF needs work Looking for Joint Venture partner Company does water enhancement products and waste water treatment systems.

ADDRESS: 1325 Cheyenne Ave and 1815 W. 14th St, Pueblo, Colorado

BENEFITS TO NEW OWNER: Established Tenant and Joint Venture Opportunity Strategic location within a Business Redevelopment Zone that qualifies for special financing, tax incentives and workforce benefits Collaborative expansion with industry and academia

GROSS SCHEDULED INCOME: \$450,000 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$250,000
NOI: \$200,000
DEBT SERVICE: \$100,000
CASH FLOW: \$100,000
CAP RATE: 4.00%



BENEFITS SOUGHT: Cash to continue development on property and repair Foundry building Restart operations of Phoenix Scientific Provides cash to establish accounts for PEDCO financing

MOTIVATION: Highly motivated

CAN ADD: Stock options when goes public

REMARKS: This a a joint venture to invest in a company that will do enhanced water products and waster water treatments.

OWNER: Lauterbrunnen Developments, LLC

COUNSELOR: Cynthia Daughtrey
2679 West Main Street, #300-723
Littleton, Colorado, 80120

Phone: 303-548-9659
Cell: 303-548-9659
Email: cynthia@3drealestate.co