

## 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

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