Property Details

CONTROL: Exclusive VALUE: \$2,125,000

LOAN: \$2,000,000 EOUITY: \$125,000

TITLE: Commercial Property Purchase and Joint Venture Investment

TYPE: Industrial

2 Industrial and Commercial Manufacturing Buildings Cheyenne building

HAVE: 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 Chevenne Ave and 1815 W. 14th St. Pueblo. Colorado

BENEFITS TO NEW Established Tenant and Joint Venture Opportunity Strategic location within

OWNER: 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: 9.41%



Cash to continue development on property and repair Foundry building

BENEFITS SOUGHT: 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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