## **Property Details**

CONTROL: Buyers Broker VALUE: \$5,000,000

LOAN: \$1,500,000 EOUITY: \$3,500,000

TITLE: Development by Lambeau Field

TYPE: Land

Two acres by Lambeau Field owner looking to ground lease, JV or maybe

HAVE: exchange for money generation to support Christian mission building

groundwater wells in Africa.

ADDRESS: 2113 - 2145 S. ONEIDA STREET, GREEN BAY, Wisconsin

BENEFITS TO NEW Premier Location 2.2 Acres Flexible Zoning Infrastructure Ready Stable

OWNER: Market Open to Creative Structuring

GROSS SCHEDULED INCOME: \$0 Actual VACANCY LOSS: \$0 GROSS EFFECTIVE INCOME: \$0 EXPENSES: \$30,000 NOI: \$-30,000 DEBT SERVICE: \$181,000 CASH FLOW: \$-211,000 CAP RATE: 0.00%



## ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$1,600,000 \$15,000 7% 05/15/2030 No

BENEFITS SOUGHT: Income for mission

MOTIVATION: Financially support Mission

Owner will look at proposals for development (ground lease, JV) and/or would consider exchange

REMARKS: for income generation to support their mission. We have highest and best use analysis and soils

report to share. Value indicated is what owner would sell.

**OWNER:** 

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