Property Details

CONTROL:	Buyers Broker	VALUE:	$5,000,000
		LOAN:	$1,500,000
		EQUITY:	$3,500,000

TITLE:	Development by Lambeau Field
TYPE:	Land
HAVE:	Two acres by Lambeau Field owner looking to ground lease, JV or maybe 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 OWNER:	Premier Location 2.2 Acres Flexible Zoning Infrastructure Ready Stable 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
REMARKS:	Owner will look at proposals for development (ground lease, JV) and/or would consider exchange 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:

COUNSELOR:	Theresa Mueller 132 N Washington Naperville, Illinois, 60540	Cell: 630-715-9999 Email: info@theresamueller.com