

## Property Details

CONTROL:	Partner	VALUE: \$875,000
		LOAN: \$0
		EQUITY: \$875,000
TITLE:	INTERSTATE HIGHWAY SITE	
TYPE:	Land	
HAVE:	4.75 Acres located at an interchange on I-44 on the southwest side of Tulsa. Zoned for commercial and the City is offering incentives for development.	
ADDRESS:	9600 South New Sapulpa Road, Sapulpa, Oklahoma	
BENEFITS TO NEW OWNER:	Excellent site for highway commercial use. City is supportive of development.	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$1,000	
NOI:	-\$1,000	
DEBT SERVICE:	\$0	
CASH FLOW:	-\$1,000	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Take profit and move on or would consider using the equity to go into another property - either up or down.	
MOTIVATION:	Need to move out of ownership. Will consider all offers.	
CAN ADD:	Some Cash	
REMARKS:	The City of Sapulpa has offered several incentives for a developer on this site. They are supportive of a hotel development	
OWNER:	Southwest Turnpike Development, LLC	
COUNSELOR:	Bill Richert P.O. Box 2352 Tulsa, Oklahoma, 74101	Phone: 918-743-6262 Cell: 918-743-6262 Fax: 918-550-8182 Email: brichert@sbcglobal.net