

Property Details

CONTROL: Exclusive VALUE: \$600,000
LOAN: \$0
EQUITY: \$600,000

TITLE: Value Add Retail Ctr S.E. US Motivated Seller Creative Terms
TYPE: Retail/Commercial
HAVE: Value Add Creative Terms. 14,600 sf, 9 bays. Local owners, needs fresh energy. Near I-55, heavily retail corridor. Visibility. Seller financing whole/part. Will master lease to allow time for lease. Will solve someone's larger problem with this.

ADDRESS: 4611 Terry Road, Jackson, MS 39212, Jackson, Mississippi
BENEFITS TO NEW OWNER: Tenants pay all utilities.

GROSS SCHEDULED INCOME: \$100,760 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$42,886
NOI: \$57,874
DEBT SERVICE: \$0
CASH FLOW: \$57,874
CAP RATE: 9.65%

BENEFITS SOUGHT: Trade up

MOTIVATION: High. Master lease vacancy With master lease, projected income is \$100,700

REMARKS: Seller is creative in terms and in trade or transition into your property.

OWNER:

COUNSELOR: Kurt Lord Phone: 314-862-5566
11477 Olde Cabin Rd., Ste 310 Cell: 314-960-5258
St. Louis, Missouri, 63141 Email: klord@lordpartners.com