Property Details

CONTROL:	Exclusive	VALUE: LOAN: EQUITY:	$600,000 $0 $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 11477 Olde Cabin Rd., Ste 310 St. Louis, Missouri, 63141	Phone: 314-862-5566 Cell: 314-960-5258 Email: klord@lordpartners.com