

## Property Details

CONTROL: Exclusive VALUE: \$2,900,000  
LOAN: \$2,700,000  
EQUITY: \$200,000

TITLE: 8% Cap Rate brand new NNN lease in Austin area  
TYPE: Retail/Commercial

HAVE: 8% Cap rate, Brand new 10 Year NNN deal through a sale lease-back, located 2 blocks from Warren Buffets 1M sq ft Nebraska Furniture and Vegas Styled Ferris wheel Scheels with 76 stores. Major Mixed use development. Strong local operator and concept.

ADDRESS: 1801 Clover Ln, Cedar Park, Texas

BENEFITS TO NEW OWNER: 8% mailbox money, strong local credit, located in a very strong market. Newer building built very well and in excellent condition.

GROSS SCHEDULED INCOME: \$232,000 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$232,000  
DEBT SERVICE: \$0  
CASH FLOW: \$232,000  
CAP RATE: 8.00%

BENEFITS SOUGHT: The sale-leaseback takes out their debt so they can expand their concept

MOTIVATION: high providing they can take out their debt

CAN ADD: Additional 2.58 of pad site land ready for development- will JV or seller finance- \$12 psf value

OWNER:

COUNSELOR: Janice Landers Cell: 817-891-1372  
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