

Property Details

CONTROL: Exclusive VALUE: \$4,578,000
LOAN: \$1,818,586
EQUITY: \$2,759,414

TITLE: LONG TERM STNL INDUSTRIAL
TYPE: Industrial
HAVE: 120k sft single tenant industrial leased through 2/2032 on Absolute NNN lease with 1.5% annual bumps.
ADDRESS: 2101 N Grace St, Culloden, West Virginia
BENEFITS TO NEW OWNER: Absolute NNN industrial, passive income from tenant who has been there 30+ years.

GROSS SCHEDULED INCOME: \$377,690 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$377,690
DEBT SERVICE: \$167,868
CASH FLOW: \$209,822
CAP RATE: 8.25%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,818,586	\$13,989	4%	02/15/2027	No

BENEFITS SOUGHT: Use proceeds to move up into \$6-10M asset, industrial pref. Would consider value add.

MOTIVATION: Long term equity with nicely seasoned lease with ample time left - activate and leverage up.

CAN ADD: Cash, other NNN Industrial or Office, Land, Value Add Office.

REMARKS: Owners are experienced exchangors and will consider equities - industrial, cash flowing, or good land for some portion.

OWNER: Nooga

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