

# Property Details

CONTROL: Owner VALUE: \$41,500,000  
LOAN: \$28,490,000  
EQUITY: \$13,010,000

TITLE: Peak Opportunity Fund  
TYPE: Industrial

HAVE: Portfolio syndication with a diversification of property type, location and value add/stabilized. Property types include industrial/ flex / small suite office.

ADDRESS: Multiple, Multi Owner, Ohio

BENEFITS TO NEW OWNER: Passive income. Preferred return paid from closing of first property.

GROSS SCHEDULED INCOME: \$8,163,905 Actual  
VACANCY LOSS: \$1,508,184  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$3,284,256  
NOI: \$3,371,465  
DEBT SERVICE: \$2,297,463  
CASH FLOW: \$1,074,002  
CAP RATE: 8.12%

OWNER:

COUNSELOR: Stewart Scovil  
PO Box 3218  
Breckenridge, Colorado,  
80424

Phone: 502-297-2727  
Email: [stewart@thepeakinvestments.com](mailto:stewart@thepeakinvestments.com)