

## Property Details

CONTROL: Owner VALUE: \$200,000  
LOAN: \$0  
EQUITY: \$200,000

TITLE: VACANT SINCLAIR GAS STATION WITH 4+ ACRES  
TYPE: Retail/Commercial  
HAVE: FORMER SINCLAIR GAS STATION WITH 4.5 ACRES ACROSS THE  
STREET ON BLUE GRASS PARKWAY in Lawrenceburg KY  
ADDRESS: 1940 WILLISBURG ROAD, LAWRENCEBURG, Kentucky  
BENEFITS TO NEW F&C REDEVELOPMENT WITH UPSIDE, CREATIVE OWNER  
OWNER:

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$2,000  
NOI: \$-2,000  
DEBT SERVICE: \$0  
CASH FLOW: \$-2,000  
CAP RATE: 0.00%

BENEFITS SOUGHT: MOVE UP, USE SIGNATURE AND CASH (\$100K) TO A DIFFERENT  
PROJECT

MOTIVATION: move on

CAN ADD: \$100K CASH, SIGNATURE, EXPERTISE, ELBOW GREASE

REMARKS: JUST TRYING TO MOVE UP IN A LARGER PROJECT, GUY

OWNER: CORPORATION

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