

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 OWNER: F&C REDEVELOPMENT WITH UPSIDE, CREATIVE 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

COUNSELOR: Joseph Crowley Phone: 775-771-1350
10580 N. McCarron Blvd. No. 115-394 Cell: 775-771-1350
Reno, Nevada, 89503 Email: joe@equityinvests.com