

# Property Details

CONTROL: Partner VALUE: \$3,919,000  
LOAN: \$1,419,000  
EQUITY: \$2,500,000

TITLE: COVERED RV AND BOAT STORAGE JV  
TYPE: Development  
HAVE: To Be Developed Covered RV and Boat Storage Development on 3.7 acres of Highway Frontage Commercial Land. Opportunity Zone Fund Documents Ready-To-Go.

ADDRESS: 100 Shoreline Drive, Lake Placid, Florida  
BENEFITS TO NEW OWNER: Profit / Income from Development Opportunity Zone Tax Benefits

GROSS SCHEDULED INCOME: \$437,729 Projected  
VACANCY LOSS: \$21,249  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$142,140  
NOI: \$274,340  
DEBT SERVICE: \$0  
CASH FLOW: \$274,340  
CAP RATE: 7.00%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
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LOAN 1	\$1,419,000	\$109,712	6%	11/30/-0001	Yes
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BENEFITS SOUGHT: Raising \$700,000 cash equity to to develop this project and the completed value of equity as shown above. Financial Partners for Development

MOTIVATION: Profit Potential and Tax Benefits of Opportunity Zone Experienced Development Partners

CAN ADD: Self-Storage Development Expertise. On-site experienced local Partner. Equity for the development.

OWNER: Shoreline Business Center  
LLC

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