

Property Details

CONTROL: Partner VALUE: \$400,000
LOAN: \$0
EQUITY: \$400,000

TITLE: Reagan Advertising Billboard in Austin, TX
TYPE: Other
Long term, 20+ year lease to Reagan Advertising. Owner, as rent gets 25% of gross revenue of Reagan's sales on this highway frontage billboard.

HAVE: There is a moratorium in Austin for new billboard licenses making this even more valuable.

ADDRESS: 7811 Clocktower Dr., Austin, Texas

BENEFITS TO NEW OWNER: Bring all offers! Will trade into your deal. Will trade for tax credits. Or sell at a strong discount, cash with quick close.

GROSS SCHEDULED INCOME: \$30,000 Projected
VACANCY LOSS: \$5,000
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$4,661
NOI: \$20,339
DEBT SERVICE: \$0
CASH FLOW: \$20,339
CAP RATE: 5.08%

BENEFITS SOUGHT: Move on, activate equity and harvest tax loss.

MOTIVATION: High

CAN ADD: Signature and some cash

REMARKS: Historically strong performing billboard. Revenue delined during highway construction and is now climbing back up.

OWNER: Norwood Billboard LLC

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