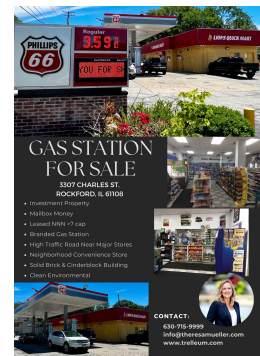


# Property Details

CONTROL: Buyers Broker VALUE: \$800,000  
LOAN: \$425,000  
EQUITY: \$375,000

TITLE: NNN Mailbox Money Gas Station  
TYPE: Retail/Commercial  
HAVE: Gas Station with tenant operator >7 cap in Rockford, IL. Tenant vested having paid \$150k for the business and pays ALL expenses. Collect a check.  
ADDRESS: 3307 Charles St, Rockford, Illinois  
BENEFITS TO NEW OWNER: Leased NNN >7 Cap Branded Gas Station High Traffic Location Solid Brick & Cinderblock Building Spacious Lot Modern Fuel Pumps Convenience Store Restroom Facilities Excellent Accessibility Growth Potential Clean Environmental Report Assumable Loan

GROSS SCHEDULED INCOME: \$61,200 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$61,200  
DEBT SERVICE: \$55,000  
CASH FLOW: \$6,200  
CAP RATE: 7.65%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$425,000	\$0	11%	04/04/2043	Yes

BENEFITS SOUGHT: Seeking another gas station in NJ or Pennsylvania

MOTIVATION: Moving out of state

REMARKS: Interested in 1031 exchange east coast preferably NJ or Pennsylvania. Lease 9 years. Loan is prime + 2.75

OWNER:

COUNSELOR: Theresa Mueller Cell: 630-715-9999  
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