Property Details

CONTROL:	Buyers Broker	VALUE:	$850,000
		LOAN:	$425,000
		EQUITY:	$425,000

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:	7.20%

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 10 years with 50% rent increase in beginning year 5. Loan is prime + 2.75

OWNER:

COUNSELOR:	Theresa Mueller 132 N Washington Naperville, Illinois, 60540	Cell: 630-715-9999 Email: info@theresamueller.com