

Property Details

CONTROL: Exclusive VALUE: \$2,000,000
LOAN: \$1,600,000
EQUITY: \$400,000

TITLE: SALE/LEASEBACK - NNN LEASED PROPERTY
TYPE: Retail/Commercial

HAVE: 25,000 sq ft clear span building on 4.11 acres. Currently operating family entertainment center in the 25,000 sq ft. One pad site is also included. Real Estate owners also own the entertainment center and will lease it back.

ADDRESS: 6720 NW Quannah Parker Trailway, Lawton, Oklahoma

BENEFITS TO NEW OWNER: Excellent current cash flow plus additional opportunity to lease remaining space and/or to sell or lease pad site.

GROSS SCHEDULED INCOME: \$180,000 Projected

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$0

NOI: \$180,000

DEBT SERVICE: \$160,596

CASH FLOW: \$19,404

CAP RATE: 9.00%

ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1	\$1,600,000	\$13,383	8%	11/30/2028	No
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BENEFITS SOUGHT: Take profit and move on to next deal

MOTIVATION: Partners have owned and operated this business and real estate for 14 years. They want to move to next deal

CAN ADD: Land

REMARKS: Owners would do a sale/leaseback at about a 9.0% return. They would consider a 5 year lease. Property is located in good retail area between Wal-Mart and Target as well as AMC Theater and other retailers. Could be redeveloped into strip center or other.

OWNER: LOL, LLC

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