

## Property Details

CONTROL: Exclusive VALUE: \$3,999,999  
LOAN: \$450,000  
EQUITY: \$3,549,999

TITLE: Quarry Wine Garden with Scenic Dev Op  
TYPE: Retail/Commercial  
HAVE: Value-Add Wine Garden/Restaurant on +/- 27 AC with development opportunity. Many avenues/adjustments to increase cash flow. Full staff in place. Possible hands-off investment.

WEBSITE URL: quarrywinegarden.com  
ADDRESS: 3960 Missouri Highway Z, Wentzville, Missouri  
BENEFITS TO NEW OWNER: Hands-off, Dev Op, Value-add, Fully Staffed, Scenic Land,

GROSS SCHEDULED INCOME: \$939,499 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$717,406  
NOI: \$222,093  
DEBT SERVICE: \$13,500  
CASH FLOW: \$208,593  
CAP RATE: 5.55%

BENEFITS SOUGHT: Possible equity partner

MOTIVATION: Owner is ready to start on a different project or find a partner to help.

CAN ADD: 25k Square feet of roof space for dev op

REMARKS: New management hired. Will raise NOI with ease.

OWNER:

COUNSELOR: Joseph Dusch Phone: 6367285151  
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