

SALE LEASEBACK PRICE: \$570,000.00

\$495,000.00 purchase of real estate from 1890 Investments LLC
\$75,000.00 purchase of FF&E ad lease incentive for Livery Stable LLC

RETURN ON INVESTMENT

- Base 8% annual cap rate (\$45,600); \$3,800.00 monthly lease income
- 105-year lease with two 5-year option renewals
- Lease guarantor Livery Stables LLC (Lessee) and personal guarantees and/or additional collateral pledged (negotiable)
- Lessee pays all CAM, repairs & insurance
- Lessee will have first option to purchase if Lessor decides to sell

129 MAIN STREET, BIG HORN, WY 82833

Location: Town of Big Horn Block 10 Lots 7, 9 & 11

Also vacated E25' of Main Street adjacent to Lots

TOTAL SQ FT = 11,250 (0.26 TOTAL ACRES)

2023 Property Taxes: \$2,054.90



3 Bedroom, 1 Bathroom, 1,661 Sq Ft Single Family Residence

Inviting 3-bedroom log home in the heart of Big Horn, Wyoming. This home offers vintage wood floors, a woodburning fireplace, upgraded bathroom with jetted tub and expansive deck for entertaining in the large, fenced yard. You will really enjoy roasting marshmallows in the outdoor fire pit. There is also ample space for parking toys off the alley or in the 2-car detached garage.

