FOR SALE - \$2,000,000 - OWNER/USER OPPORTUNITY WITH INCOME ± 10,081 SF LOT, AUTO DEALERSHIP & 4-PLEX



























RENT ROLL

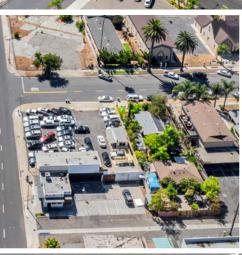
UNIT	SIZE (SF)	UNIT TYPE	RENT	PROJECTED RENT	LEASE EXPIRATION
1	450	Studio	\$1,520	\$1,650	Month to Month
2	450	Studio	\$1,650	\$1,650	Month to Month
3	450	Studio	\$1,595	\$1,650	Month to Month
4	450	Studio	\$1,495	\$1,650	Month to Month
Commercial	Land	Car Lot/Owner-User			
Total	1,800		\$6,260	\$6,600	

	SBA	CONVENTIONAL
PURCHASE PRICE	\$2,000,000	\$2,000,000
DOWN PAYMENT	\$200,000	\$800,000
LOAN AMOUNT	\$1,800,000	\$1,200,000
RATE	6.50%	6.50%
TERM/AMORTIZATION	25/25	10/25
DEBT PAYMENT	(\$147,567)	(\$98,378)
ADDITIONAL INCOME	\$79,200	\$79,200
CAM (EXP)	(\$24,821)	(\$24,821)
INSURANCE (EXP)	(\$8,692)	(\$8,692)
TAX (EXP -1.13935%)	(\$22,787)	(\$22,787)
TOTAL PAYMENT	(\$128,747)	(\$75,478)
TOTAL MONTHLY PAYMENT	(\$10,729)	(\$6,290)























1980 MEDIAN YEAR HOUSES BUILT 5 MILE RADIUS

TZUM See!













7,486 BUSINESSES

57,373 EMPLOYEES

\$1.511 CONSUMER SPENDING

3 MILE RADIUS



374MEDIAN AGE 5 MILE RADIUS

64,944 HOUSEHOLDS 5 MILE RADIUS



POPULATION

1 MILE	26,058
3 MILE	137,093
5 MII F	7011177



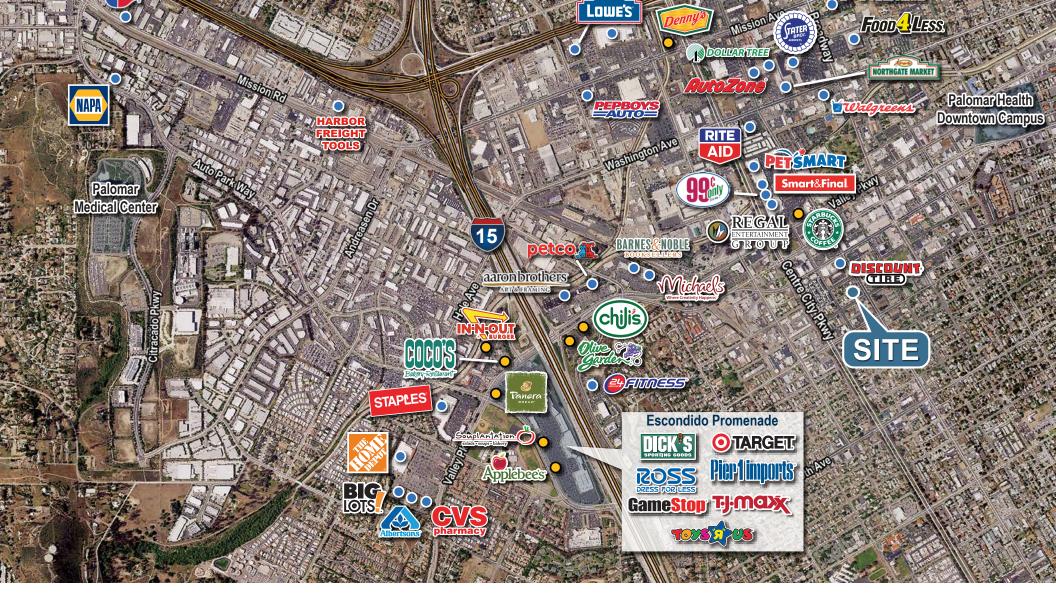
MEDIAN HOUSEHOLD INCOME

1	MILE	\$55.440

3 MILE......**\$70,506**

5 MILE......**\$80,872**

"COME FOR THE WILDLIFE...
STAY FOR THE CULTURE!"
CITY SLOGAN



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