

CRES CORP

CRES CORP INTERNATIONAL, LLC
COMMERCIAL REAL ESTATE AND FINANCIAL SERVICES

LITHIA, FL

8-SP MHP – WAREHOUSE - HOUSE

4-PARK OWNED MH'S- 3022 SF WAREHOUSE – 3150 SF HOUSE

ACCEPTING CASH OFFER OR SELLER FINANCING



10605 Lithia Pincrest Rd, Lithia, FL 33547

Benny Spensieri, Managing Partner

CRES Corp International, LLC

Commercial Development-Finance-Real Estate Services

1600 E 8^h Avenue, A200. Tampa, FL 33605

813-391-1545

benny@CRESCorpllc.com

www.CRESCorpINTL.com

CRES CORP

CRES Corp International, LLC (CCI) has agreed to represent , GRANTS, INC., the Owner of the Property located 10605 Lithia Pinecrest Rd, Lithia, FL, with the sale of said Property. No contact shall be made directly with the Owner, or any associate with the Owner, by any prospective purchaser or agent of purchaser regarding said Property.

This brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expression of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to entity reviewing the brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed purchase agreement on terms acceptable to the Owner, at Owners sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible.

Neither IRPT, CCI nor the Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness from the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. This brochure may include certain statements and estimates by IRPT and/or CCI Agents/Associates with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct and there can be no assurance that such estimates will be achieved. Further, IRPT and/or CCI disclaims any and all liability for representations or warranties, expressed or implied, contained in or omitted from this brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered, Purchase Agreement between it and the Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or IRPT and/or CCI, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

Prospective Purchaser understands and agrees that all dealings concerning the above opportunity will be handled through IRPT and/or CCI.

Prospective Purchaser _____ Date _____

Print Name _____

Address _____ Phone # _____

Contents

1. Property Introduction.....4
 A. Financial Projections.....5
 B. Property Photos.....6

CCI “Preferred Investor Program” PIP – Off-Market Property.....7

CCI Financing Options8

CRES Corp International, LLC.....9



Location: 10605 Lithia Pinecrest Rd, Lithia, FL 33547

PID#s: U 22 30 22 ZZZ 000005 21980.0 U 22 30 22 ZZZ 000005 21990.0

Unique combination MHP that includes a fully lease 3022 SF Warehouse and 3150 SF House. Property includes:

- 4.91-Acres
- 8 MH Spaces/4 Park Owned MH's
- 3022 SF Warehouse (\$2,284/mo)
- 3,150 SF Home (\$1,615/mo)
- 1 Vacant Unit
- \$102,228 Gross Revenue (2024)
- \$78,198 NOI (2024)

The seller has recently secured a 3-year lease for the warehouse. Beginning rent is \$2,284/mo, with a 10% increase every year. The warehouse tenant is also leasing one MH space for \$400/mo, for additional parking. Remaining tenants are on a month-to-month rent schedule.

Asking Price: \$1,250,000 OBO (Seller will consider all reasonable offers)

Financing: Seller is offering Seller Financing to a qualified purchaser with 30%-40% down payment. Rate and terms TBD



Financial Projections

10-Year Loan

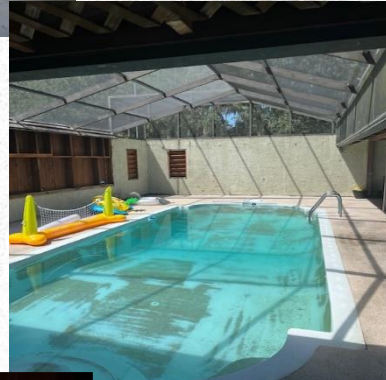
This projection is based on a purchase price of \$1,250,000 cash. Year-1 includes actual figures. Included is a 5% annual increase in Gross Revenue and 3% increase in annual expenses.

Rental Activity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Rental Income	\$ 102,228	\$ 107,339	\$ 112,706	\$ 118,342	\$ 124,259	\$ 130,472	\$ 136,995	\$ 143,845	\$ 151,037	\$ 158,589
Less: Vacancy & Credit Losses										
Effective Gross Income	<u>\$ 102,228</u>	<u>\$ 107,339</u>	<u>\$ 112,706</u>	<u>\$ 118,342</u>	<u>\$ 124,259</u>	<u>\$ 130,472</u>	<u>\$ 136,995</u>	<u>\$ 143,845</u>	<u>\$ 151,037</u>	<u>\$ 158,589</u>
Less: Operating Expenses	(24,030)	(24,751)	(25,493)	(26,258)	(27,046)	(27,857)	(28,693)	(29,554)	(30,440)	(31,354)
Net Operating Income (NOI)	<u>\$ 78,198</u>	<u>\$ 82,589</u>	<u>\$ 87,213</u>	<u>\$ 92,083</u>	<u>\$ 97,213</u>	<u>\$ 102,614</u>	<u>\$ 108,302</u>	<u>\$ 114,291</u>	<u>\$ 120,597</u>	<u>\$ 127,235</u>
Less: Annual Debt Service										
CASH FLOW Before Taxes	<u>\$ 78,198</u>	<u>\$ 82,589</u>	<u>\$ 87,213</u>	<u>\$ 92,083</u>	<u>\$ 97,213</u>	<u>\$ 102,614</u>	<u>\$ 108,302</u>	<u>\$ 114,291</u>	<u>\$ 120,597</u>	<u>\$ 127,235</u>

Property Resale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Sales Price	\$ 1,336,718	\$ 1,411,769	\$ 1,490,820	\$ 1,574,076	\$ 1,661,757	\$ 1,754,092	\$ 1,851,320	\$ 1,953,696	\$ 2,061,484	\$ 2,174,965
Less: Selling Expenses	(80,203)	(84,706)	(89,449)	(94,445)	(99,705)	(105,245)	(111,079)	(117,222)	(123,689)	(130,498)
Adjusted Projected Sales Price	<u>\$ 1,256,515</u>	<u>\$ 1,327,063</u>	<u>\$ 1,401,370</u>	<u>\$ 1,479,632</u>	<u>\$ 1,562,052</u>	<u>\$ 1,648,846</u>	<u>\$ 1,740,241</u>	<u>\$ 1,836,474</u>	<u>\$ 1,937,795</u>	<u>\$ 2,044,468</u>
Less: Mortgage(s) Balance Payoff										
SALE PROCEEDS Before Taxes	<u>\$ 1,256,515</u>	<u>\$ 1,327,063</u>	<u>\$ 1,401,370</u>	<u>\$ 1,479,632</u>	<u>\$ 1,562,052</u>	<u>\$ 1,648,846</u>	<u>\$ 1,740,241</u>	<u>\$ 1,836,474</u>	<u>\$ 1,937,795</u>	<u>\$ 2,044,468</u>

Cash Position	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash Generated in Current Year	\$ 78,198	\$ 82,589	\$ 87,213	\$ 92,083	\$ 97,213	\$ 102,614	\$ 108,302	\$ 114,291	\$ 120,597	\$ 127,235
Cash Generated in Previous Years	n/a	78,198	160,787	247,999	340,083	437,296	539,910	648,212	762,503	883,100
Cash Generated from Property Sale	1,256,515	1,327,063	1,401,370	1,479,632	1,562,052	1,648,846	1,740,241	1,836,474	1,937,795	2,044,468
Original Initial Investment	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)
Total Potential CASH Generated	<u>\$ 84,713</u>	<u>\$ 237,850</u>	<u>\$ 399,370</u>	<u>\$ 569,715</u>	<u>\$ 749,347</u>	<u>\$ 938,756</u>	<u>\$ 1,138,453</u>	<u>\$ 1,348,977</u>	<u>\$ 1,570,896</u>	<u>\$ 1,804,803</u>

Financial Measurements	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Capitalization Rate Based on Cost	6.26%	6.61%	6.98%	7.37%	7.78%	8.21%	8.66%	9.14%	9.65%	10.18%
Capitalization Rate Based on Resale Price	5.85%	5.85%	5.85%	5.85%	5.85%	5.85%	5.85%	5.85%	5.85%	5.85%
Break-Even Ratio	23.51%	23.06%	22.62%	22.19%	21.77%	21.35%	20.94%	20.55%	20.15%	19.77%
Operating Expense Ratio	23.51%	23.06%	22.62%	22.19%	21.77%	21.35%	20.94%	20.55%	20.15%	19.77%
Return on Equity (ROE)	6.78%	12.19%	12.17%	12.16%	12.14%	12.13%	12.11%	12.10%	12.08%	12.07%
Cash-on-Cash Return - Before Taxes	6.26%	6.61%	6.98%	7.37%	7.78%	8.21%	8.66%	9.14%	9.65%	10.18%





CRES Corp International

PREFERRED INVESTOR PROGRAM

For those who are interested in “**Off-Market**” property, we offer our “**Preferred Investor Program**” (PIP)!

CRES Corp International is one of the few commercial companies specializing in “**Off-Market**” properties; properties available for sale but not offered to the public. Owners of these properties choose to keep the sale discreet and, therefore, they do not list their property with any real estate company.

The problem most sellers have trying to sell their property “**Off-Market**” is locating legitimate Investors, who are financially capable and who will make reasonable offers. Our Company has had tremendous success assisting our sellers by introducing them to our Investors, who are Members of our “Preferred Investor Program”.

Our **Preferred Investor Program Members** are Investor and Investment organizations, prequalified through CRES Corp International, so the seller is confident the Investor we introduce not only has the **financial ability** to purchase their property but also has a successful investment history and will make a **serious offer**.

A property not disclosed to the public provides our PIP Members with the luxury of limited competition, a comfortable examination of the property, and ample time to work with the seller structuring a deal. Our Investors usually end up with a very good to great deal.

Investor? For further information on our Preferred Investor Program and our available “Off-Market”



pharus funding PARTNERS

Commercial Financing Arrangement

CRES Corp International assists our clients with the provision of project funding:

- Acquisition Funding
 - Multi-Family
 - Hotels
 - Retail
 - Healthcare
 - Medical
- Development Funding

Our Company strives to beat the current loan products offered by financial institutions, private capital and other lending resources. We bring the best loan scenarios to our clients:

- Lower Interest Rates
- Higher Leverage
- Longer Terms
- Non-Recourse
- No Prepayment

For further information on financing contact

Brian Hartman, Director, Financing Division – 561-633-8971 or Brian.Hartman@CRESCorpINTL.com



Commercial Real Estate & Financial Services

CRES Corp International, LLC (CCI) is a Commercial Real Estate firm offering brokerage, finance and management services.

Our unique business model brings to our property owners and investors the means to get transactions completed where all parties are satisfied.

CRES Corp International offers the **Preferred Investor Program (PIP)**, where our clients receive the following benefits:

Property Owners

- No Exclusive Listing Agreement
- Property introduced only to Pre-Qualified Investors who:
 - Have Sufficient Funds for RE Purchases
 - Have Experience in Investing
 - Make Reasonable Offers

Investors

- Receive Information on "Off-Market" Property
- Receive information on "Pre-Listed" Property
- Minimal Competition
- Great Price on their RE Purchases

CRES Corp International specializes in the following commercial property:

- Apartments
- Hotels
- MHP/RV
- Office Buildings/Complexes
- Medical Offices & Centers
- Vacant Land (Development)

For further information contact Benny Spensieri – 813-391-1545 or Benny@CRESCorpLLC.com.