

2703 Vance Jackson Mr. C's Carwash

Offering Memorandum

1. LOI with offer – How you plan to purchase, Cash, Owner Carry or Loan
 - a. Owner carry option is – 20% down, 0% interest for 28 months with Balloon Payment, \$2100 per month with \$193,000 payment at month 28.
 - b. Loan – due to lack of financial statements, this must be a private loan, but must have Pre-approval with LOI
2. There are not financial statements – There is an estimated Pro-Forma for 4 summer months – see documents
3. Send LOI, pre-approval (if using own lender), Letter of Credit worthiness (if asking for owner carry), All buyer information (business name, owner name, address & Phone) to Realestatewithnicki@gmail.com
4. Call Nicki Pauley @ 210-823-5948 with any questions.