

THE SOCIETY OF EXCHANGE COUNSELORS

CONTROL: Exclusive **VALUE:** \$739,950
LOAN: \$481,906
EQUITY: \$258,044

TITLE: YOU STRUCTURE-WE LISTEN!!!!
TYPE OF PROPERTY: Land
HAVE: +/-6.46 acres of land zoning will permit any use. Land is close to a NASA facility and across from largest successful water park in the U.S.(Kalahari) Kalahari just expanded their convention center. Property divisible with +/- 17,730 cars per day.

WEBSITE ADDRESS: <http://brondino.com>
ADDRESS/PARCEL#: SR 250
CITY: Sandusky **STATE:** OH
BENEFITS TO NEW OWNER: Land has been totally improved and ready for development. Across the street from Kalahari Water Park and is on a potential signalized corner. Over 1,000 ft of frontage! Put "Kalahari Resorts" into your browser.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$11,257
NOI: \$-11,257
DEBT SERVICE: \$49,113
CASH FLOW: \$-60,370
CAP RATE: 0.00%

ENCUMBRANCES:	BALANCE:	PAYMENT:	INT. RATE %:	LOAN DUE:
LOAN 1:	\$324,906	\$3,307	7.81	July 29, 2013
LOAN 2:	\$157,000	\$785	6.00	July 15, 2015

BENEFITS SOUGHT: Land or buildings more suitable to current ownership that need rehabilitation, fix-up, management or financing. Can be in any location! Multi-family or land that can be developed into multi-family even with a bigger eat!

MOTIVATION: Relief from current debt and responsibilities of development, but...???

CAN ADD: Skills in various areas, financial strength, paper (+/- \$500,000) and some cash (+/- \$50,000).

REMARKS: Clients will off-set loan payments, JV, stay together or break apart ownership, buy-back, lease-back or ... TRY US! Land is approx. \$2.69/sq.ft. Land in area listed for \$4.70/acre! Both loans are assumable. Development next to land.

OWNER: Yacht Club Chowder, Ltd. (All are S.E.C. Members)
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