

Business and Lease Information:

Restrictions: Business Name: Humboldt Year Estab: Inventory: Y
Actual Gross Income: \$402,828 Club Actual Oper. Lease Deposit:
Proj. Gross Income: \$537,944 Actual Net Income: \$150,772 Expenses: \$252,056
Lease Expire: Proj. Net Income: Proj. Oper. Expenses:
Lease Equip Lease Amount:

Lease Type: None
Terms: Cash, Conventional
Doc Available: Annual Property Operation Data, Leases, Operating Expense Report

Financial:

Property Tax/Yr: \$4,688.00 / Spcl Asmt Balance: Tax Deferral: N Short Sale: N
2021 3rd Party Trans: N BAC: % 2.7 \$ Pre-Approv:
Escrow Pref:
Bank Owned/Real Estate Owned: N Total Comm Differs: N

Broker/Agent Data:

Agent: Michael Cougar Agent Lic: 780700222 Agent Ph: [541-808-2727](tel:541-808-2727) Agent Cell: [831-419-6748](tel:831-419-6748) SAID: MICOUGAR
Email(s) Agent: michael@michaelcougar.com
CoAgent: Paulette Kallo CoSAID: KALLOPAU CoBRCD: 2NPI01 CoPh: [541-916-6136](tel:541-916-6136)
CoAgent Email: paulette@north-pt.com
Office: North Point, Inc. Office Lic: 201220789 Office Ph: [541-269-1601](tel:541-269-1601) Agent Ext: Fax: 541-269-1703
BRCD: 2NPI01 Owner Perm. Resid: Y FIRPTA: N
Owner(s): James Crowe, Sherry Crowe Owner Phone:
Tran: 8/27/2022 Exp:
Poss: Close Of Escrow

Comparable Information:

Original Price: \$1,425,000

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