

Home Depot USA, Inc. Ground Lease

BRIDGEWATER, MA

TAX SHELTER INVESTMENT



THIS DEAL OFFERS A PAYDOWN READVANCE FEATURE WHICH IS PERFECT FOR 1031 APPLICANTS WHO HAVE TO EXCHANGE A LOT OF CASH AND WANT TO GET IT BACK TAX FREE:

- Exchange up to \$12MM in cash and get it back tax free.
- Lender will use the cash to paydown the first mortgage and then readvance that mortgage immediately thereafter.
- The mortgage proceeds of up to \$12MM will be tax free.
- After that transaction both first and second mortgage will stay in place as they were originally described

RARE HIGHLY SOPHISTICATED tax shelter structure.

ZERO CASH FLOW first mortgage.

LONG TERM LEASE WITH NO LL OBLIGATIONS - Home Depot has 17 Years remaining on the initial term with rental increases in the initial term and 10% increases during each extension. Additionally, this investment features zero landlord obligations making it an ideal investment opportunity for an out of state investor.

1031 TAX SHELTER opportunity on closing.

INTEREST ONLY accruing second mortgage that provides additional annual tax losses and eliminates phantom income for the life of the lease.

***PRICING INFORMATION WILL BE PROVIDED UPON EXECUTION OF NDA**

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