

CRE Investment Opportunity

Re-Zone & Re-Purpose with Tax-Advantages

120,000+ Sq Ft Agricultural/Warehouse "Flex Center" with Ample Cold Storage and Multiple Docks

Potential for 1000% Return Through Property Use Modification
Exit as Short as 12 Months • Strong Interim Property Use

**Seeking Investment:
\$2,000,000**

• Efficient Value-Add •

- Government Lending Programs and Re-Zoning/Re-Purposing Provide for the Best Returns in Real Estate
- Inflation is Here. Protect Yourself With This Real Estate Investment
- Lower Your Tax Burden With This Tax-Advantaged Property

**Contact Us Now
For More Information**

Opportunity Won't Last!

312-508-3076

Investor@greencloudcapital.com



Prime Central California Real Estate
Largest Agricultural Zone in the U.S.

6+ Acre Agriculture and Cold Storage Complex

At Roughly \$17/SF This Acquisition is
Less Than 20% of the Replacement Cost New



Contact Us: 312-508-3076 • Investor@greencloudcapital.com • www.GreenCloudCapital.com