



OutlawGarages.com

**CONDO GARAGES
PREMIUM STORAGE**

1705 EAST BRUNDAGE LANE - SHERIDAN, WY 82801

Offered by ERA Carroll Realty Co., Inc.
Bill Rawlings - 307.672.8911-Office ~ 307.672.9115-Home





CONDO GARAGES PREMIUM STORAGE

1705 EAST BRUNDAGE LANE ■ SHERIDAN, WY 82801



OUTLAW GARAGES are especially designed to protect and store your valuables:

- Cars
- Motorcycles
- Contractor Storage
- Boats
- Trailers
- Warehouse Storage
- Motorhomes
- Records
- Hobbies of all kinds
- Items that don't fit at your home or business.



OUTLAW GARAGES offer you the benefit of owning your very own storage! You receive the benefits of property ownership when you purchase a condo garage.

IT'S AN INVESTMENT
Like all real estate investments, it may go up in value over time.



OUTLAW GARAGES PHASE I

Sizes:

- 20' x 50' - 1,000 sq ft - \$89,000
- 24' x 50' - 1,200 sq ft - \$99,000

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OUTLAW GARAGES CONDOMINIUMS

■ Garage Sizes:

20' x 50'

24' x 50'



- Common area bathrooms (his & hers including showers)
- 16 ft sidewalls
- Insulated - R-19 Walls, R-38 Ceilings
- 14 ft high garage door with opener
- Interior ceilings and sidewalls finished
- Entry doors equipped with keypad locks
- Common high pressure wash area
- Common RV dump station
- 125 amp service 110/220
- Heated, 30 amp motor home outlet
- Interior well lighted and wired
- Phone & Internet Service Available
- Garage Door Openers
- Common area cleaning
- Fire extinguisher in each unit
- Entire area fenced and secured with keypad entry
- 60 ft wide paved street
- Semi-annual condo fees for facility management, city utilities, security lighting, common area cleaning, snow removal, insurance for buildings and common area
- Financing package offered by Wells Fargo.

Call or stop by Carroll Realty for a complete brochure including frequently asked questions about garage condos, plat, current price lists and the operating by-laws. Talk to **Bill Rawlings** or any of our full-time Real Estate Professionals. www.OutlawGarages.com



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A GARAGE-CONDOMINIUM CONCEPT

FREQUENTLY ASKED QUESTIONS ABOUT GARAGE CONDOMINIUMS

What is a garage-condominium? A storage garage that you own located on common property. You own a percentage share of the building exterior and common areas including land and buildings. Walk in the unit, shut the door and that's what you individually own.

Why should I own a garage-condominium? Outlaw Garages is a good investment. History has shown that similar garage-condo units have appreciated in value much like your home appreciates. Since you are buying real property each dollar spent improving your unit increases your value and ability for resale.

What does the Condominium Association do? The Association operates as an organization with officers and voting members. Each garage owner gets one vote in any decision the members chose to make. Please read carefully the Condominium Association Rules.

How much are Condominium Association Dues? Each garage owner will pay a minimum fee approximately \$300 semi-annually. First year is free. These fees will be paid semi-annually. The fees will pay for management fees, water, sewer, garbage collection, electrical, insurance, maintenance and cleaning and snow removal for common areas.

What about taxes? You will be taxed on your percent of ownership.

What type of Deed will I receive when I purchase a garage-condo? You will receive a Warranty Deed.

What about security? The area will be secure including security fencing, night-time security lights and keypad entry locks. Outlaw Garages are a very safe place for you and your belongings.

What about insurance? The entire condominium will be insured for fire, etc. This insurance does not cover personal property. Your homeowners insurance may cover this, check with your agent.

Is financing available? There is a special financing package offered by Wells Fargo. See attached Wells Fargo flyer for terms and conditions.

How will the interior of Outlaw Garages be finished? The overhead entry door will be 12' x 14', sidewalls will be 16', 110/220 with a 125 amp service, numerous electrical outlets on the walls, 30 amp outlet for motor-homes, interior finished with metal, all walls and ceilings will be insulated, exterior walls will be 2 x 6, garage door opener and electrical overhead heat.



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CONDO GARAGES

Premium storage

1705 East Brundage Lane ■ Sheridan, WY 82801



Outlaw Garages

Special Financing Package by Wells Fargo Bank - Sheridan

- Financing available for up to 80% of the purchase price of the individual unit.
- Amortization period of up to 20 years, 10 year balloon.
- Loan will be secured by the subject unit.
- Financing available for individual or business buyers.
- Interest rate plans to fit individual buyer needs.
- Simple application process with fast local approval.
- Closing available within 10 business days.
- No appraisal fee.
- No credit report fee.
- No title insurance fee.
- We will help put your money toward ownership instead of rent. Based on a purchase price of \$99,000, loan amount of \$79,200, 20 yr. amortization, 6.25% rate the monthly P&I payment would be approximately \$578/mo.
- Based on a purchase price of \$89,000, loan amount of \$71,200, 20 yr. amortization, 6.25% rate the monthly P&I payment would be approximately \$520/mo.
- Joint ownership with a partner is acceptable, making the unit even more affordable!

Contact Steve Casher at 307-672-0705 to get your pre-approval completed. We invite you to visit our web site at www.wellsfargo.com for additional bank information.

*All terms described above are subject to credit approval by Wells Fargo, and are subject to change at any time. Updated November 10, 2008. The above payment structure is an estimate only based on a possible interest rate for a commercial transaction.

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BUYER INCENTIVE PROGRAM

LEASE TO OWN

Owner will credit the first years lease payments toward the purchase price.

**24 x 50: \$99,000 \$650/mo
\$7,800/yr credit toward purchase**

**20 x 50: \$89,000 \$550/mo
\$6,600/yr credit toward purchase**

Contact Bill Rawlings for the full details to these great investment opportunities.

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