## **Property Details**

CONTROL: Exclusive VALUE: \$900,000

LOAN: \$0

EQUITY: \$900,000

TITLE: Small Warehouse Complex

TYPE: Industrial

2 bldg industrial complex compromising 10,170 +/- (3,000 sq ft office &

HAVE: 7140 warehouse), with \$55,000 of electrical upgrades, small gated parking

lot, drive in ramp with 12 ft clearance, 3720 sf has 16 ft ceilings, newer

roof, newer HVAC.

ADDRESS: 2418-2420 E. Truman Rd, Kansas City, Missouri BENEFITS TO NEW Seller financing, local property management

OWNER:

GROSS SCHEDULED INCOME: \$71,190 Projected

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$71,190
DEBT SERVICE: \$0
CASH FLOW: \$71,190
CAP RATE: 7.91%



BENEFITS SOUGHT: Lease up the bldg and sell. (Lease is being marketed at \$7 psf NNN)

MOTIVATION: Property is vacant - would like to lease and sell it with owner finance.

CAN ADD: seller financing

REMARKS: NNN lease, Tenants pay electric, gas, trash & water

OWNER: Jason

COUNSELOR: Pierre Heidrich Phone: 8162107333

751 NE Anderson Ln Cell: 816-210-7333

Lees Summit, Missouri, 64064 Email: Pierre@kcmetrorealestate.com