# Property Details

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| CONTROL: | Exclusive | VALUE: | $750,000 |
| | | LOAN: | $0 |
| | | EQUITY: | $750,000 |

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| TITLE: | Small Warehouse Complex |
| TYPE: | Industrial |
| HAVE: | 2 bldg industrial complex compromising 10,170 +/- (3,000 sq ft office & 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 OWNER: | Seller financing, local property management |

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| 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: | 9.49% |



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| 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 |

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| OWNER: | Jason | |
| COUNSELOR: | Pierre Heidrich<br>1251 NW Briarcliff Pkwy<br>Kansas City, Missouri, 64116 | Phone: 8162107333<br>Cell: 816-210-7333<br>Email: Pierre@kcmetrorealestate.com |