

# Property Details

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

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

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%



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

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