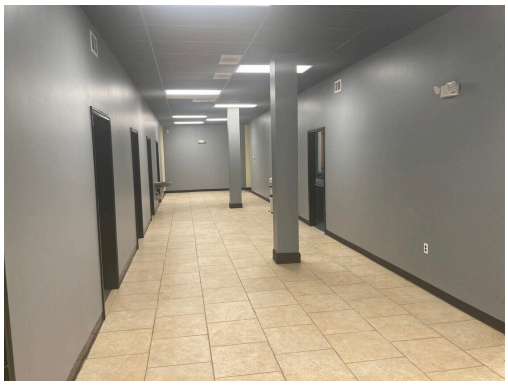
Property Details

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