

Property Details

CONTROL: Exclusive
VALUE: \$950,000
LOAN: \$0
EQUITY: \$950,000

TITLE: Highway Retail Value Add Opportunity
TYPE: Retail/Commercial

HAVE: Property is an opportunity to add value. All properties have tenants that are either month to month or on short term leases. Most rents are below market. Location is a possible redevelopment project.

ADDRESS: 9120, 9124, and 9140 E. 350 Hwy, Raytown, Missouri

BENEFITS TO NEW OWNER: Value Add opportunity

GROSS SCHEDULED INCOME: \$96,000 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$32,647
NOI: \$63,353
DEBT SERVICE: \$0
CASH FLOW: \$63,353
CAP RATE: 6.67%



BENEFITS SOUGHT: cash for retirement

MOTIVATION: no longer interested in being a landlord

OWNER:

COUNSELOR: Pierre Heidrich
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