

## Property Details

CONTROL: Exclusive VALUE: \$1,750,000  
LOAN: \$815,561  
EQUITY: \$934,439

TITLE: WACO RIVERFRONT PLAZA  
TYPE: Office Building  
HAVE: Fully occupied office building near CBD & Riverside Park. 8.79% cap, \$153K+ NOI, turnkey investment at \$1.75M. 807-815 N Waco Ave, Wichita, KS. Currently leases one of the 15 offices, willing to do a sale lease-back.

WEBSITE URL: <https://www.sperrycga.com/properties/?propertyId=RiverfrontPlaza>  
ADDRESS: 815 N WACO AVE, WICHITA, Kansas  
BENEFITS TO NEW OWNER: 100% OCCUPIED, stabilized asset

GROSS SCHEDULED INCOME: \$222,433 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$68,571  
NOI: \$153,862  
DEBT SERVICE: \$117,241  
CASH FLOW: \$36,621  
CAP RATE: 8.79%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$815,561	\$9,770	7%	04/10/2043	No

BENEFITS SOUGHT: client wants to buy out business partner and expand into space large enough to accommodate his healthcare business

MOTIVATION: would like to move to the N.W. side of Wichita Ks

OWNER: Inspired Sales LLC

COUNSELOR: Johanna Kellner-Ledesma Phone: 316-312-3385  
248 W Greenway St. Cell: 3163123385  
Derby, Kansas, 67037 Email: johanna.kscre@gmail.com