

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

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