

## Property Details

CONTROL:	Exclusive	VALUE: \$395,000
		LOAN: \$50,000
		EQUITY: \$345,000
TITLE:	1.77 acre / 21,840 SF Industrial Warehouse - For Sale	
TYPE:	Industrial	
HAVE:	land and retail building	
WEBSITE URL:	<a href="https://www.sperrycga.com/properties/?propertyId=WellingtonIndustrial">https://www.sperrycga.com/properties/?propertyId=WellingtonIndustrial</a>	
ADDRESS:	13 N industrial, Wellington, Kansas	

GROSS SCHEDULED INCOME:	\$60,000 Projected
VACANCY LOSS:	\$8,000
GROSS EFFECTIVE INCOME:	\$0
EXPENSES:	\$8,000
NOI:	\$44,000
DEBT SERVICE:	\$8,000
CASH FLOW:	\$36,000
CAP RATE:	11.14%

OWNER:

COUNSELOR:	Johanna Kellner-Ledesma	Phone: 316-312-3385
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