

## Property Details

CONTROL:	Owner	VALUE: \$2,000,000
		LOAN: \$0
		EQUITY: \$2,000,000
TITLE:	Multi Tenant Industrial Opportunity in Midwest	
TYPE:	Industrial	
HAVE:	Investment Opportunity in 3-4 tenant Industrial building in Midwest. Ideal for small contractors who need office and warehouse combo. Taking advantage of government incentives to reduce construction costs and provide higher returns for investors.	
ADDRESS:	600 Schaefer Drive, Branson, Missouri	
BENEFITS TO NEW OWNER:	Seeking interested investors for smaller multi tenant industrial new build properties.	
GROSS SCHEDULED INCOME:	\$450,000 Projected	
VACANCY LOSS:	\$4,500	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$27,000	
NOI:	\$418,500	
DEBT SERVICE:	\$170,000	
CASH FLOW:	\$248,500	
CAP RATE:	20.93%	
BENEFITS SOUGHT:	Investor interest	
MOTIVATION:	High	
OWNER:		
COUNSELOR:	Kurt Lord	Phone: 314-862-5566
	11477 Olde Cabin Rd., Ste 310	Cell: 314-960-5258
	St. Louis, Missouri, 63141	Email: klord@lordpartners.com