

## Property Details

CONTROL: Owner VALUE: \$2,000,000  
LOAN: \$0  
EQUITY: \$2,000,000

TITLE: Multi Tenant Industrial Opportunity in Midwest & NW Ark  
TYPE: Industrial  
Investment Opportunity in 3-4 tenant Industrial building in Midwest and NW Ark. Ideal for contractors who need office and warehouse combo.

HAVE: 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  
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