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
HAVE:	Investment Opportunity in 3-4 tenant Industrial building in Midwest and NW Ark. Ideal for 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