## **Property Details**

CONTROL: Exclusive VALUE: \$1,250,000

LOAN: \$0

EQUITY: \$1,250,000

TITLE: Topeka Medical Building

TYPE: Office Building

7040 sq ft +/-, built in 2000, partially remodeled in 2008, zone C-4,

HAVE: medical office, general office, or co-working bldg., can be divided into 1-4

tenants, close proximity to KU Health, Kansas Rehab Hospital, Stormont

Vail, Saint Francis Cardio Thoracic

ADDRESS: 1315 SW 6th Avenue, Topeka, Kansas

BENEFITS TO NEW Turn key medical building ready to rent. Building is good condition.

OWNER:

GROSS SCHEDULED INCOME: \$143,052 Projected

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$37,516
NOI: \$105,536
DEBT SERVICE: \$0

CASH FLOW: \$105,536 CAP RATE: \$1.44%



BENEFITS SOUGHT: Lease up the building and sell

MOTIVATION: Lost main tenant. No longer geographically convenient. would like to cash

out.

CAN ADD: Would consider seller financing with substantial down payment

REMARKS: New roof in 2020. Phase I from 2008 available.

OWNER: Miletti

COUNSELOR: Pierre Heidrich Phone: 8162107333

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