

# Property Details

CONTROL: Exclusive VALUE: \$950,000  
LOAN: \$0  
EQUITY: \$950,000

TITLE: Topeka Medical Building  
TYPE: Office Building  
7040 sq ft +/- , built in 2000, partially remodeled in 2008, zone C-4,  
HAVE: medical office, dental office, veterinarian, general office, or co-working  
bldg., can be divided into 1-4 tenants, close proximity to many medical  
facilities

ADDRESS: 1315 SW 6th Avenue, Topeka, Kansas  
BENEFITS TO NEW OWNER: Turn key medical building ready to rent. Building is good condition.

GROSS SCHEDULED INCOME: \$91,520 Projected  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$91,520  
DEBT SERVICE: \$0  
CASH FLOW: \$91,520  
CAP RATE: 9.63%



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: Miletta

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