

## Property Details

CONTROL: Exclusive

VALUE: \$450,000

LOAN: \$0

EQUITY: \$450,000

TITLE: STNL CHILD CARE CENTER

TYPE: Retail/Commercial

HAVE: 5,010 SFT Single Tenant Child Care Center. 1 Year Left on Lease. 5 Year Option. 1.5% annual bumps. Below market rent. Multi unit operator.

ADDRESS: 8181 E Harry, Wichita, Kansas

BENEFITS TO NEW OWNER: Absolute Net Lease. Passive. Good tenant. Replaceable rents. Good intersection with Starbucks.

GROSS SCHEDULED INCOME: \$38,209 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$0

NOI: \$38,209

DEBT SERVICE: \$0

CASH FLOW: \$38,209

CAP RATE: 8.49%



**BENEFITS SOUGHT:** Go up to \$800K-\$1.6M (w/can adds) or sell for cash.

MOTIVATION: Had for 2+ years, F&C, ready to move onto something else

REMARKS: Can JV, partner with someone, financeable. Property is good \$/sft and sellable to an end-user if tenant doesn't extend in a year; or rent it for 20-25% more than current rent.

OWNER: A Corporation

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