Property Details

CONTROL: Exclusive VALUE: \$800,000

LOAN: \$0

EQUITY: \$800,000

TITLE: Pro Forma 9 Cap Office on Four Wooded Acres

TYPE: Office Building

Free and clear 7,185 sq ft office on four wooded acres. The property has

HAVE: multiple offices, conference room, supply room, kitchen, loading dock,

basement and plenty of power.

WEBSITE URL: https://media.34thstatemedia.com/1326e79thsts

ADDRESS: 1326 E 79th St S, Haysville, Kansas

BENEFITS TO NEW Free and clear office and the seller is willing to lease back 4,000 sq ft

OWNER:

GROSS SCHEDULED INCOME: \$71,850 Projected

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$71,850
DEBT SERVICE: \$0
CASH FLOW: \$71,850
CAP RATE: \$8.98%



BENEFITS SOUGHT: Cash, exchange for other local office

MOTIVATION: medium-high

The owner is willing to lease back part of the space and could owner carry

REMARKS: a portion. Vacant space will be marketed at \$10/ft NNN and that gives a

pro forma cap rate of 9.

OWNER: National Publishers Group

COUNSELOR: Phil Graves Cell: 316-644-2508

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