

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

HAVE: Free and clear 7,185 sq ft office on four wooded acres. The property has 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 OWNER: Free and clear office and the seller is willing to lease back 4,000 sq ft

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

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