## **Property Details**

CONTROL: Exclusive VALUE: \$489,000

LOAN: \$0

EQUITY: \$489,000

TITLE: South Kansas City Package

TYPE: Retail/Commercial

2 Properties that could be kept as 2 separate income producing properties.

HAVE: (one SFR & one Commercial). Properties could also be a possible tear down

& redevelopment for a gas station/convenience store.

ADDRESS: 11510-11512 Blue Ridge Blvd, Kansas City, Missouri

BENEFITS TO NEW cash flow properties, with possible future development

OWNER:

GROSS SCHEDULED INCOME: \$0 Actual

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$0
DEBT SERVICE: \$0
CASH FLOW: \$0
CAP RATE: \$0



BENEFITS SOUGHT: To Sell the Property.

MOTIVATION: Owner has closed the business and has moved to Miami.

CAN ADD: May consider owner finance or exchange for a property in South Florida

REMARKS: My partner Jen and I would property manage or possibly consider staying

in the deal if someone needs local boots on the ground.

OWNER: Eliecer

COUNSELOR: Pierre Heidrich Phone: 8162107333

751 NE Anderson Ln Cell: 816-210-7333

Lees Summit, Missouri, 64064 Email: Pierre@kcmetrorealestate.com