

## Property Details

CONTROL: Exclusive

VALUE: \$489,000

LOAN: \$0

EQUITY: \$489,000

TITLE: South Kansas City Package

TYPE: Retail/Commercial

HAVE: 2 Properties that could be kept as 2 separate income producing properties. (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 OWNER: cash flow properties, with possible future development

GROSS SCHEDULED INCOME: \$0 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$0

NOI: \$0

DEBT SERVICE: \$0

CASH FLOW: \$0

CAP RATE: 0.00%



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

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