

Property Details

CONTROL: Owner VALUE: \$425,000
LOAN: \$0
EQUITY: \$425,000

TITLE: CASH-FLOWING DAY CARE IN WICHITA U/C for CASH
TYPE: Retail/Commercial
Cash-flowing daycare with net lease in place until May 31, 2026 at
HAVE: \$36,000/annually with 1.5% step increases annually. Two 5-year options
Tenant pays taxes and insurance, repairs. No landlord responsibilities.
ADDRESS: 8181 E Harry Rd, Wichita, Kansas
BENEFITS TO NEW OWNER: No landlord responsibilities on cash-flowing daycare building. Five-year
term with two 5-year options. Lease is personally guaranteed. Yr1:36,000
Yr2:36,540 Yr3:37,088 Yr4:37,644 Yr5:38,209

GROSS SCHEDULED INCOME: \$36,540 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$36,540
DEBT SERVICE: \$0
CASH FLOW: \$36,540
CAP RATE: 8.60%

BENEFITS SOUGHT: Need Cash for next deal already identified.

MOTIVATION: Cash for next deal.

CAN ADD: Socorro NM leased restaurant at \$400,000

REMARKS: Listed with Wichita Broker For Sale. Experienced Day Care operator with
two other operations in Wichita. This asset is under contract to close
6/1/2023. I would like to add \$400,000 F/C Socorro, NM property #2 in
book to move up.

OWNER: Ted Blank & Associates, Inc.

COUNSELOR: Ted Blank Cell: 303-748-9998
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Castle Rock, Colorado, 80108

