

Property Details

CONTROL: Exclusive

VALUE: \$2,530,357
LOAN: \$1,306,000
EQUITY: \$1,224,357

TITLE: STNL CLASS A INDUSTRIAL FLEX - 5 YEAR RENEWAL
TYPE: Industrial
~25K sft Class A- industrial/flex asset in Wichita, KS leased to a PE backed logistics company which recently renewed for 5 years at below market rate.

HAVE: STNL below replacement cost and at below market rents located in a seasoned/low inventory business park

WEBSITE URL: <https://www.crex.com/properties/2181531/kansas-long-term-stnl-pe-backed-industrial-flex>

ADDRESS: 3843 N Cypress Drive, Wichita, Kansas

BENEFITS TO NEW OWNER: Credit Tenant, Minimal LL responsibilities, 85% market rent, long term tenant with options, annual bumps

GROSS SCHEDULED INCOME: \$177,134 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$177,134
DEBT SERVICE: \$1
CASH FLOW: \$177,133
CAP RATE: 7.00%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,306,000	\$0	0%	12/31/1969	No

BENEFITS SOUGHT: Activate equity as extension just took place; go up into \$4M+ or could go down & out; open

MOTIVATION: Sell now or put it on the shelf for 5+ years.

CAN ADD: Cash, Signature, Property

REMARKS: A+ location with easily replaceable rents and a long term tenant with annual bumps. ~7.5 cap over the primary term.

OWNER: OEH Rancier

COUNSELOR: Tyler Nepote
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