

## Property Details

CONTROL: Exclusive

VALUE: \$1,932,054

LOAN: \$0

EQUITY: \$1,932,054

TITLE: Cherry Creek Business Park

TYPE: Office Building

WEBSITE URL: <https://www.sperrycga.com/properties/?propertyId=Cherrycreek>

ADDRESS: 7803 E Osie St, Wichita, Kansas

BENEFITS TO NEW OWNER: One national tenant well maintained ownership

GROSS SCHEDULED INCOME: \$178,728 Actual

VACANCY LOSS: \$37,500

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$68,547

NOI: \$72,681

DEBT SERVICE: \$0

CASH FLOW: \$72,681

CAP RATE: 3.76%



MOTIVATION: not to have to manage the building - mailbox money

CAN ADD: Possibly Owner finance for the right price with a short balloon payoff

OWNER:

COUNSELOR: Johanna Kellner-Ledesma  
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Derby, Kansas, 67037

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