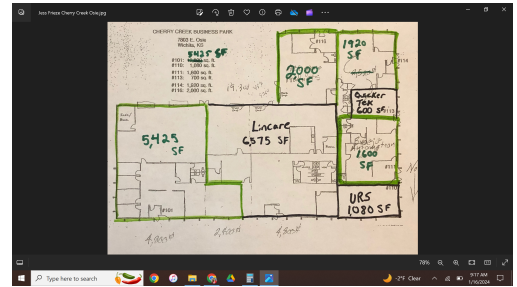


Property Details

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 Phone: 316-312-3385
248 W Greenway St. Cell: 3163123385
Derby, Kansas, 67037 Email: johanna.kscre@gmail.com