

Property Details

CONTROL: Exclusive

VALUE: \$2,100,000
LOAN: \$0
EQUITY: \$2,100,000

TITLE: F&C Class A Office Building - Vacant
TYPE: Office Building
7K SFT Class A office building built in 2017 featuring offices, bar, kitchen, entertainment space, outdoor seating on a pond. "Creme de la Creme" of Wichita office space. Sellers built it, over built, now have no use for the property.

HAVE:

ADDRESS: 13207 W 21st St N, Wichita, Kansas
BENEFITS TO NEW OWNER: Free & Clear, Class A, limited office supply in west Wichita, never been marketed for lease.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$100,000
NOI: \$-100,000
DEBT SERVICE: \$0
CASH FLOW: \$-100,000
CAP RATE: 0.00%



BENEFITS SOUGHT: No use for this asset, would like to trade up into income, down into something else, could seller finance, etc.

MOTIVATION: Built their dream office, now don't use it as much.

CAN ADD: Cash, Signature

REMARKS: Very bankable. Adjacent 1.5 acre parcel (\$300K) could be included. Taking a \$800K+ haircut at list.

OWNER: PKEB Properties

COUNSELOR: Tyler Nepote
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