

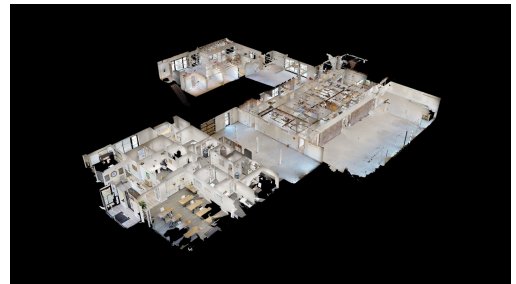
## Property Details

CONTROL: Exclusive VALUE: \$2,500,000  
LOAN: \$1,800,000  
EQUITY: \$700,000

TITLE: HWY 54 Class A Flex Space & Event Venue  
TYPE: Retail/Commercial  
-Digital Billboard, Double Sided \$800-\$1200 INCOME month -2 Acre Large  
HAVE: Parking Lot -11 Over Head Doors 8 of them Glass -Highway Access US-54  
& I-35 -Fine Dining in walking distance. -Great Street View for HWY 54  
Traffic -Ample Storage Options and Basement

WEBSITE URL: <https://www.sperrycga.com/properties/?propertyId=KelloggEventcenter>  
ADDRESS: 5025 E Kellogg Dr, Wichita, Kansas

GROSS SCHEDULED INCOME: \$250,000 Projected  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$33,500  
NOI: \$216,500  
DEBT SERVICE: \$2,900  
CASH FLOW: \$213,600  
CAP RATE: 8.66%



OWNER:

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