

# Property Details

CONTROL: Exclusive VALUE: \$2,000,000  
LOAN: \$815,561  
EQUITY: \$1,184,439

TITLE: WACO RIVERFRONT PLAZA  
TYPE: Office Building  
HAVE: Currently leases one of the 15 offices in the building. Owns a home  
healthcare business  
ADDRESS: 815 N WACO AVE, WICHITA, Kansas  
BENEFITS TO NEW OWNER: 100% OCCUPIED, stabilized asset

GROSS SCHEDULED INCOME: \$212,889 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$61,116  
NOI: \$151,773  
DEBT SERVICE: \$117,241  
CASH FLOW: \$34,532  
CAP RATE: 7.59%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$815,561	\$9,770	7%	04/10/2043	No

BENEFITS SOUGHT: client wants to double down  
MOTIVATION: would like to move to the N.W. side of Wichita Ks  
REMARKS: would leverage towards the next investment

OWNER: Inspired Sales LLC  
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