

Property Details

CONTROL: Owner VALUE: \$12,500,000
LOAN: \$6,177,939
EQUITY: \$6,322,061

TITLE: Multi-Tenant Industrial Complex - For Sale
TYPE: Industrial

HAVE: Multi-Tenant, industrial complex located in Ashland, OH. Built in 1973 and renovated in 2017, this 251,466 square-foot facility sits on 15 acres.

ADDRESS: 1840 S. Baney Road, Ashland, Ohio

BENEFITS TO NEW OWNER: Cashflow, Financeability, Depreciation, Tenant Credit/ Stability, Simplicity of Ownership Recent renewals, steady cashflow

GROSS SCHEDULED INCOME: \$1,420,548 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$451,667
NOI: \$968,881
DEBT SERVICE: \$422,880
CASH FLOW: \$546,001
CAP RATE: 7.75%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$6,177,939	\$35,240	4%	05/01/2032	No

BENEFITS SOUGHT: Realize upside from recent lease renewals. Create liquidity.

MOTIVATION: Low - Stable Property with Income

CAN ADD: Property, Signature

REMARKS: Additional acreage available for expansion.

OWNER: HJH Ashland 1 LLC

COUNSELOR: Cory Harkleroad Phone: 469-702-1031
300 W. Douglas, Suite 1031 Cell: 316-208-7100
Wichita, Kansas, 67202 Email: cory@hjh1031.com