

Property Details

CONTROL: Exclusive VALUE: \$3,265,000
LOAN: \$1,493,232
EQUITY: \$1,771,768

TITLE: 4 Property Package, Wichita, KS
TYPE: Retail/Commercial
HAVE: 4 Stabilized Retail properties with a mix of B grade local tenants with management in place.
WEBSITE URL: <https://www.growwithpetra.com/>
ADDRESS: 5900 E Central, Wichita, Kansas
BENEFITS TO NEW OWNER: Diversified, Stabilized, cash flow in Midwest market w/ management.

GROSS SCHEDULED INCOME: \$229,114 Actual
VACANCY LOSS: \$7,000
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$222,114
DEBT SERVICE: \$0
CASH FLOW: \$222,114
CAP RATE: 6.80%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,493,232	\$0	5%	12/31/1969	No

BENEFITS SOUGHT: Move up into larger deals. KC, Wichita, DFW preferred.

MOTIVATION: Owner doesn't mind holding, but is trying to consolidate/focus holdings.

CAN ADD: Cash, additional property.

REMARKS: A La Carte downstrokes into your deal!

OWNER: PETRA

COUNSELOR: Cadin Limon Phone: 3166802972
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