

## Property Details

CONTROL: Exclusive VALUE: \$482,600  
LOAN: \$0  
EQUITY: \$482,600

TITLE: Value Add Retail Center For Sale  
TYPE: Retail/Commercial  
HAVE: NOI raising potential. No Vacancy. Tenants below market rates. 6,513SF.  
New leases signed for majority of NOI.  
WEBSITE URL: n/a  
ADDRESS: 450-490 Rue St Francois Street, Florissant, Missouri  
BENEFITS TO NEW OWNER: Value Add, Raise NOI,

GROSS SCHEDULED INCOME: \$67,260 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$19,000  
NOI: \$48,260  
DEBT SERVICE: \$0  
CASH FLOW: \$48,260  
CAP RATE: 10.00%

MOTIVATION: Wants different assets

REMARKS: The property is listed at a 10 cap. The market cap rate ranges between 8.4 and 8.6. Sale price could be \$574,523.81 in its condition.

OWNER:

COUNSELOR: Joseph Dusch Phone: 6367285151  
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