

Property Details

CONTROL: Exclusive VALUE: \$1,000,000
 LOAN: \$0
 EQUITY: \$1,000,000

TITLE: Cleared for development, and delivered with LOMA and Level
 TYPE: Land
 5.13 Acres in High Demographic desirable area next in line to develop.
 HAVE: Owners are preparing for your project with FEMA LOMA's filed and all
 prior structures, asphalt, and trees cleared. Owners will deliver level, and
 with LOMA approved.

WEBSITE URL: <https://www.crex.com/property/1674985/dashboard>
 ADDRESS: 12998 W Kellogg Drive, Wichita, Kansas
 BENEFITS TO NEW OWNER: Easy access from Feeder Road entrance just 250 Ft before the site. On the
 easy in and out going home traffic flow, local neighborhood needs dry
 cleaners, nail salon, hair stylist, insurance agents, North view of peaceful
 lake with walking paths.

GROSS SCHEDULED INCOME: \$338,967 Projected
 VACANCY LOSS: \$33,896
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$104,489
 NOI: \$200,582
 DEBT SERVICE: \$151,138
 CASH FLOW: \$49,444
 CAP RATE: 20.06%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$0	\$0	0%	12/31/1969	No
LOAN 2	\$0	\$0	0%	12/31/1969	No

BENEFITS SOUGHT: Hopes to 1031 into larger asset, ownership is LLC that consists of 3 brothers, all wish to roll up in
 value

MOTIVATION: Owners are doing all the heavy lifting to save time for the ultimate developer, and make their long
 time asset more valuable

CAN ADD: Share your idea, and let's ask!

REMARKS: Owners will complete LOMA, and clearing plus level the site for development, Buyer must
 determine location of retention pond that suite their use and development plans. Otherwise it will
 be shovel ready per their engineer. Traffic Count 27,784-35,002

OWNER: EMT, LLC

COUNSELOR: Sheri Dawn Proctor Phone: 316-682-5200
 245 N Waco, Suite 160 Cell: 316-682-5200
 Wichita, Kansas, 67202 Fax: 316-634-0089
 Email: Sheri.Proctor@BetterKS.com