Property Details

CONTROL:	Exclusive	VALUE:	$1,850,000
		LOAN:	$0
		EQUITY:	$1,850,000

TITLE:	KANSAS INDUSTRIAL
TYPE:	Industrial
HAVE:	80K sft on 5.2 acres with 16-22' ceilings in Cherryvale, KS (Montgomery County - Southeast KS). 7 Docks/4 OHs. Metal on Steel with 3 Phase power. Existing tenant vacating in Q2.
WEBSITE URL:	https://drive.google.com/file/d/16SRlAgwqEzy21OkEyXDbvyKjxRQNeJ6V/view?usp=drive_link
ADDRESS:	809 N Liberty St., Cherryvale, Kansas
BENEFITS TO NEW OWNER:	Free & Clear, value add w upside, limited supply, tight smaller market

GROSS SCHEDULED INCOME:	$200,000 Projected
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$0
NOI:	$200,000
DEBT SERVICE:	$0
CASH FLOW:	$200,000
CAP RATE:	10.81%

BENEFITS SOUGHT:	Would like to use signature to move into stable anything, or go down with some cash and other equities/notes.
MOTIVATION:	Purchased with Plan A, it didn't come to fruition. This is Plan B.
CAN ADD:	Signature (2-3x if financeable). Mixed use development in IN. Potential leaseback to cover carry.
REMARKS:	Numbers show property leased at $2.50/ft (marketed at $3.50/ft). Current carry (tax/ins/maint) is ~$60K/year.
OWNER:	Bevlaurent, LLC

COUNSELOR:	Tyler Nepote	Phone: 913-638-1626
	125 N Market Ste 1735	Cell: 913-638-1626
	Wichita, Kansas, 67202	Email: tnepote@wedgewoodcp.com