

## Property Details

CONTROL: Exclusive VALUE: \$400,000  
LOAN: \$0  
EQUITY: \$400,000

TITLE: Daycare Real Estate and Business for Sale  
TYPE: Retail/Commercial

HAVE: 1400SF Daycare on .5 acre lot. Business and real estate come as a package. Only daycare within a 1 mile radius surrounded by residential housing. Business generates around 17-18k cashflow per month, net.

WEBSITE URL: n/a

ADDRESS: 510 Maple Meadows Dr, Arnold, Missouri

BENEFITS TO NEW OWNER: Book of business, dev op expansion, great location. Possible passive investment with a daycare operator in place.

GROSS SCHEDULED INCOME: \$22,000 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$3,500

NOI: \$18,500

DEBT SERVICE: \$0

CASH FLOW: \$18,500

CAP RATE: 4.63%

MOTIVATION: Owner been in the business for 20+ years. Ready for a new chapter.

REMARKS: Business is worth around 600k without real estate. Great opportunity.

OWNER:

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