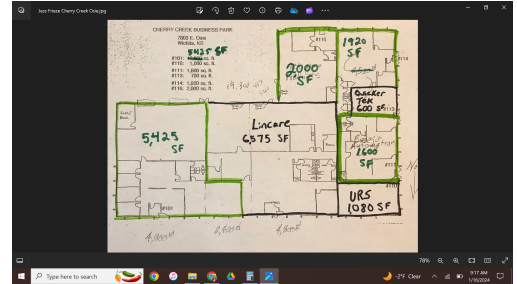


# Property Details

CONTROL: Exclusive VALUE: \$1,932,054  
LOAN: \$0  
EQUITY: \$1,932,054

TITLE: Cherry Creek Business Park  
TYPE: Office Building  
ADDRESS: 7803 E Osie St, Wichita, Kansas  
BENEFITS TO NEW OWNER: One national tenant well maintained ownership

GROSS SCHEDULED INCOME: \$173,140 Actual  
VACANCY LOSS: \$48,972  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$71,215  
NOI: \$52,953  
DEBT SERVICE: \$0  
CASH FLOW: \$52,953  
CAP RATE: 2.74%



MOTIVATION: not to have to manage the building - mailbox money

CAN ADD: Possibly Owner finance for the right price with a short balloon payoff

OWNER:

COUNSELOR: Johanna Kellner-Ledesma Phone: 316-312-3385  
10300 W Central Email: johanna.kscre@gmail.com  
Wichita, , 67212