

# Property Details

CONTROL: Exclusive VALUE: \$2,500,000  
LOAN: \$1,800,000  
EQUITY: \$700,000

TITLE: HWY 54 Class A Flex Space & Event Venue  
TYPE: Retail/Commercial

HAVE: -Digital Billboard, Double Sided \$800-\$1200 INCOME month -2 Acre Large  
Parking Lot -11 Over Head Doors 8 of them Glass -Highway Access US-54  
& I-35 -Fine Dining in walking distance. -Great Street View for HWY 54  
Traffic -Ample Storage Options and Basement

ADDRESS: 5025 E Kellogg Dr, Wichita, Kansas

GROSS SCHEDULED INCOME: \$59,000 Projected

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$6,000

NOI: \$53,000

DEBT SERVICE: \$2,900

CASH FLOW: \$50,100

CAP RATE: 2.12%



OWNER:

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