

*Investment Sale — \$81 per sf | VALUE-ADD!*

# Fountains Lofts

Garment District - Ground Floor Office Space Condo  
408 W 8th Street, Kansas City, MO 64105



Kelly Fricker  
816.729.2946 cell  
KellyFricker@Remax.net

MO#2016039893  
KS#00239347

**REMAX**  
Realty & Auction House

17000 MO 45  
Parkville, MO 64152  
Office Phone: (816)741-0123

Will Fricker  
816.298.0913 cell  
willfricker@rmxauction.com

MO#413523793



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Investment Summary

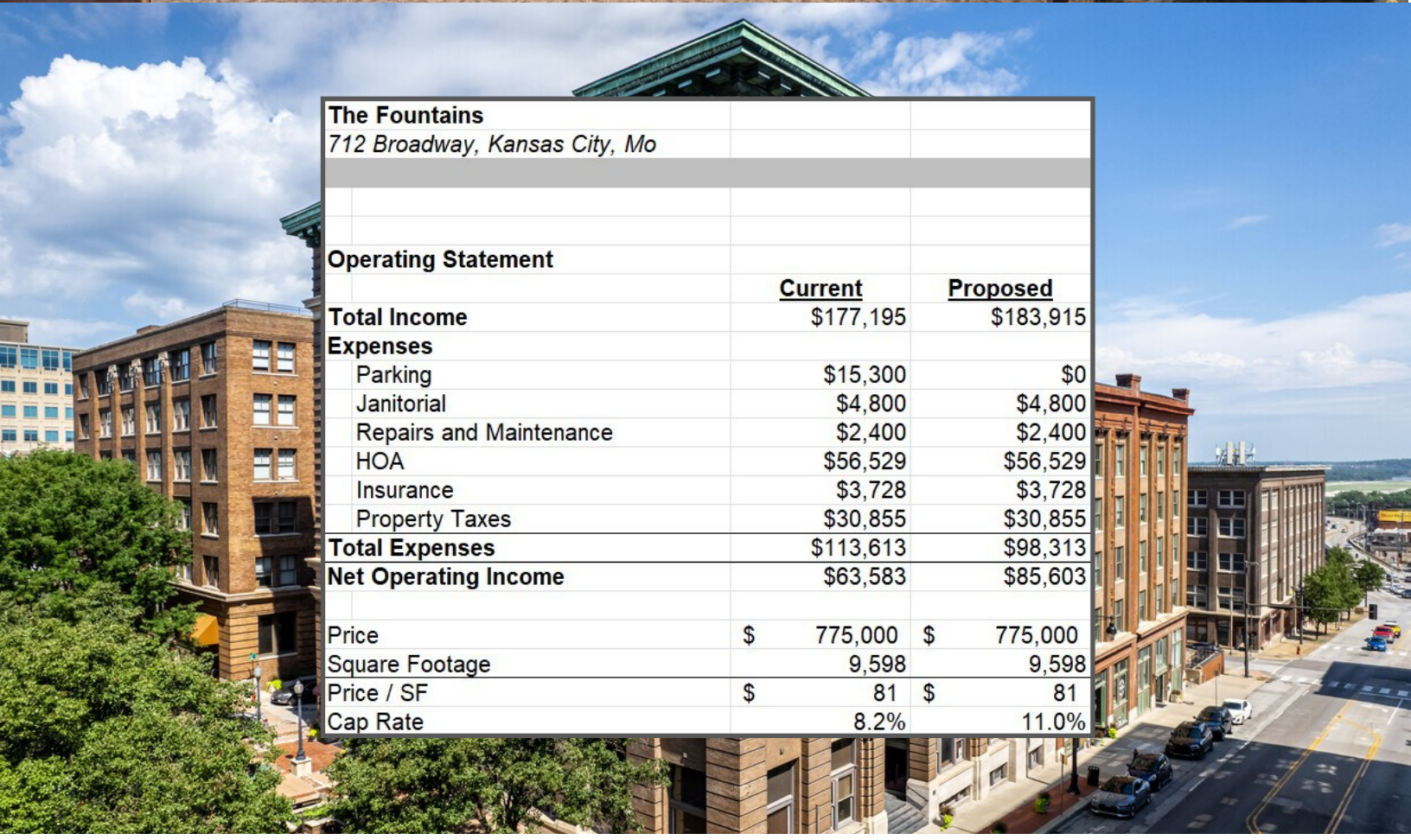
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**Price: \$775,000**  
**Current 8.2% Cap Rate**  
**11% Stabilized Cap Rate!**  
**\$81 per SF**  
**Class A Loft Office Space**  
**Fully Leased**  
**Long-term Law Firm anchor tenant**  
**Heavy timber ceilings**  
**Located in Kansas City's Historic**  
**Garment District**



<b>The Fountains</b>		
712 Broadway, Kansas City, Mo		
<b>Operating Statement</b>		
	<u>Current</u>	<u>Proposed</u>
<b>Total Income</b>	\$177,195	\$183,915
<b>Expenses</b>		
Parking	\$15,300	\$0
Janitorial	\$4,800	\$4,800
Repairs and Maintenance	\$2,400	\$2,400
HOA	\$56,529	\$56,529
Insurance	\$3,728	\$3,728
Property Taxes	\$30,855	\$30,855
<b>Total Expenses</b>	\$113,613	\$98,313
<b>Net Operating Income</b>	\$63,583	\$85,603
Price	\$ 775,000	\$ 775,000
Square Footage	9,598	9,598
Price / SF	\$ 81	\$ 81
Cap Rate	8.2%	11.0%

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Financials

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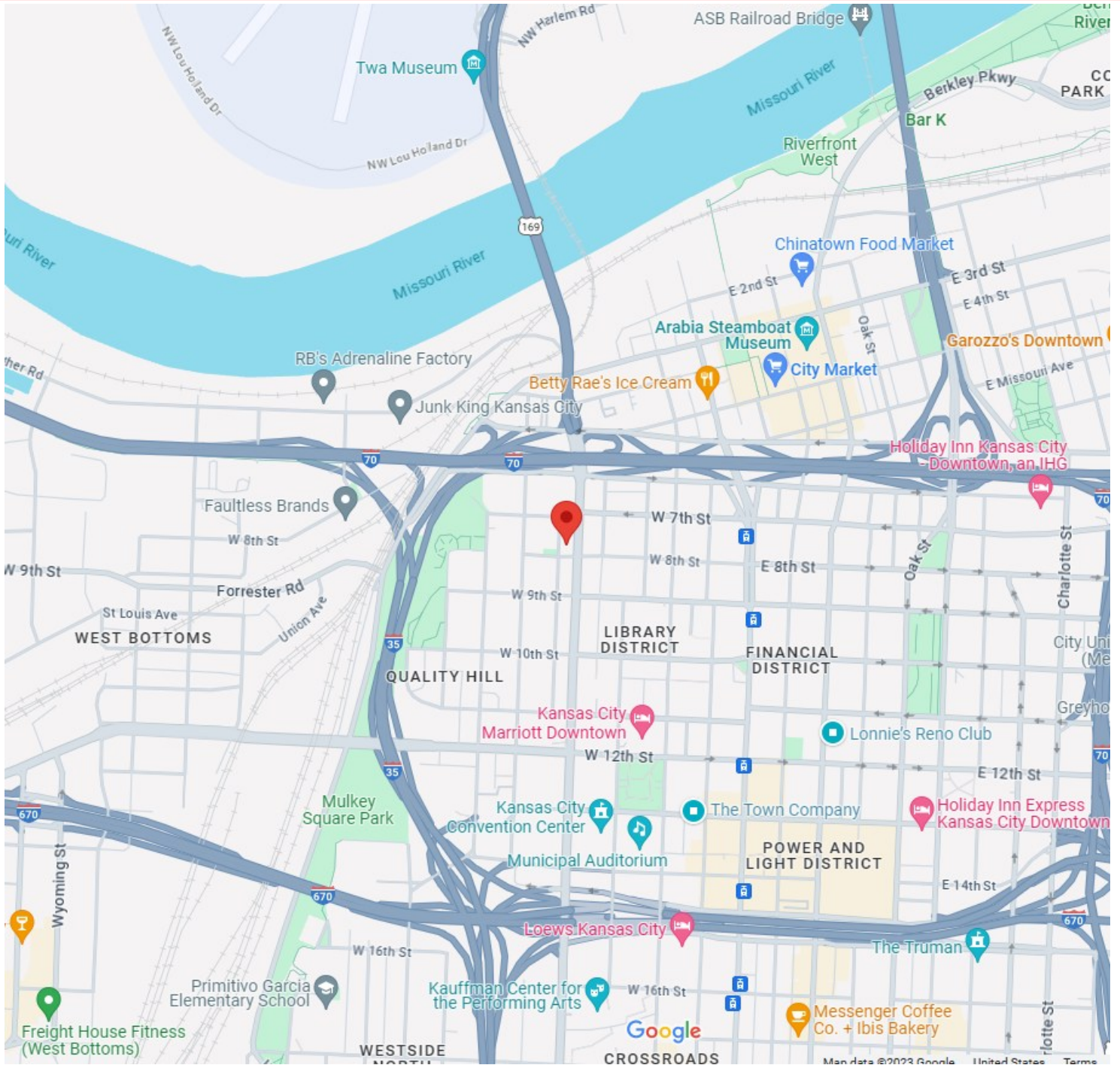
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