

Investment Sale — \$83 per sf | VALUE-ADD!

Fountains Lofts

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



 **REMAX**
Realty & Auction House

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

Kelly Fricker
816.729.2946 cell
KellyFricker@Remax.net

MO#2016039893
KS#00239347



Fountains Lofts

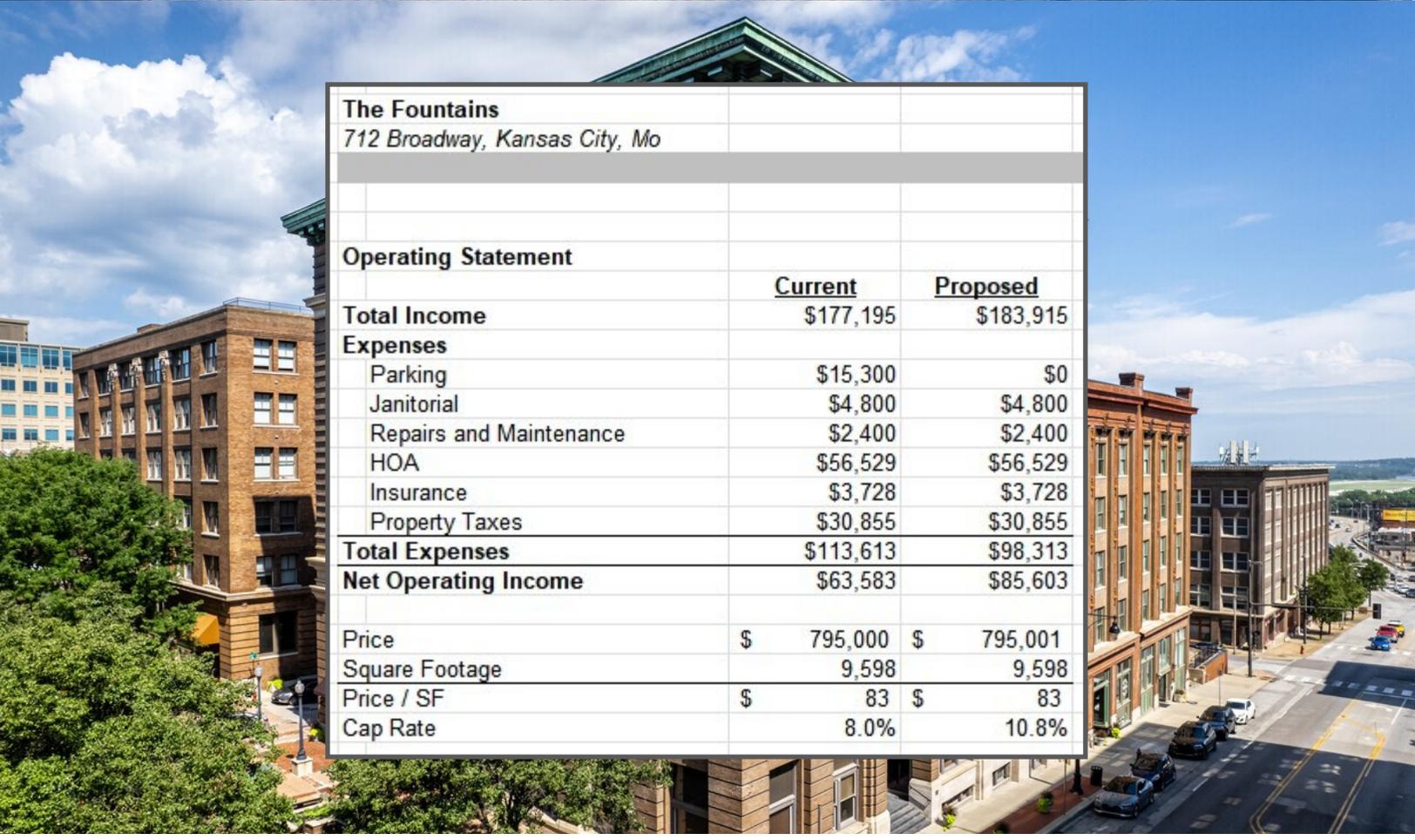
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Investment Summary

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Price: \$795,000
10.8% Near-Future Cap Rate!
Current 8% Cap Rate
\$83 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



The Fountains		
<i>712 Broadway, Kansas City, Mo</i>		
Operating Statement		
	<u>Current</u>	<u>Proposed</u>
Total Income	\$177,195	\$183,915
Expenses		
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
Total Expenses	\$113,613	\$98,313
Net Operating Income	\$63,583	\$85,603
Price	\$ 795,000	\$ 795,001
Square Footage	9,598	9,598
Price / SF	\$ 83	\$ 83
Cap Rate	8.0%	10.8%

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Financials

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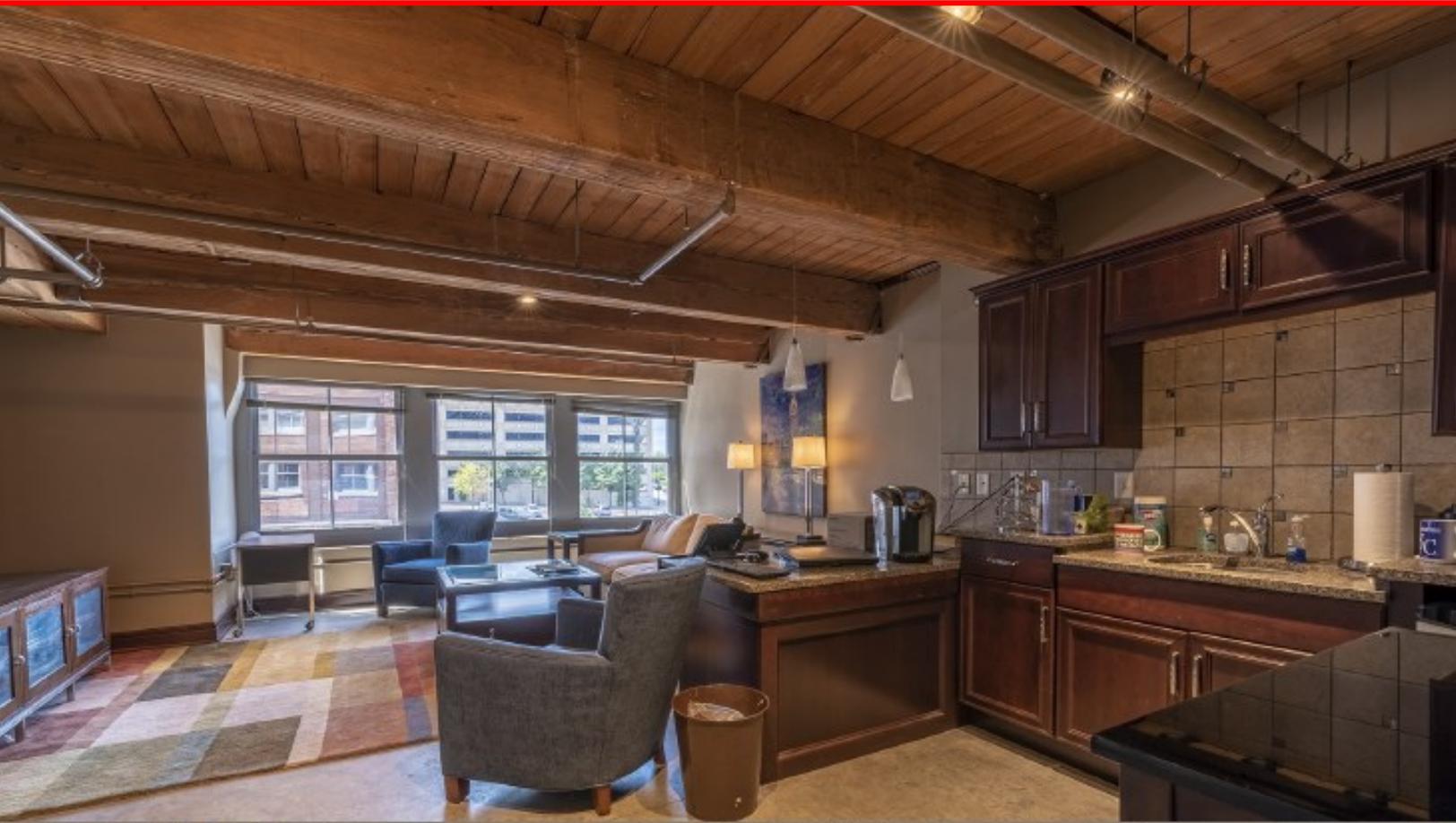
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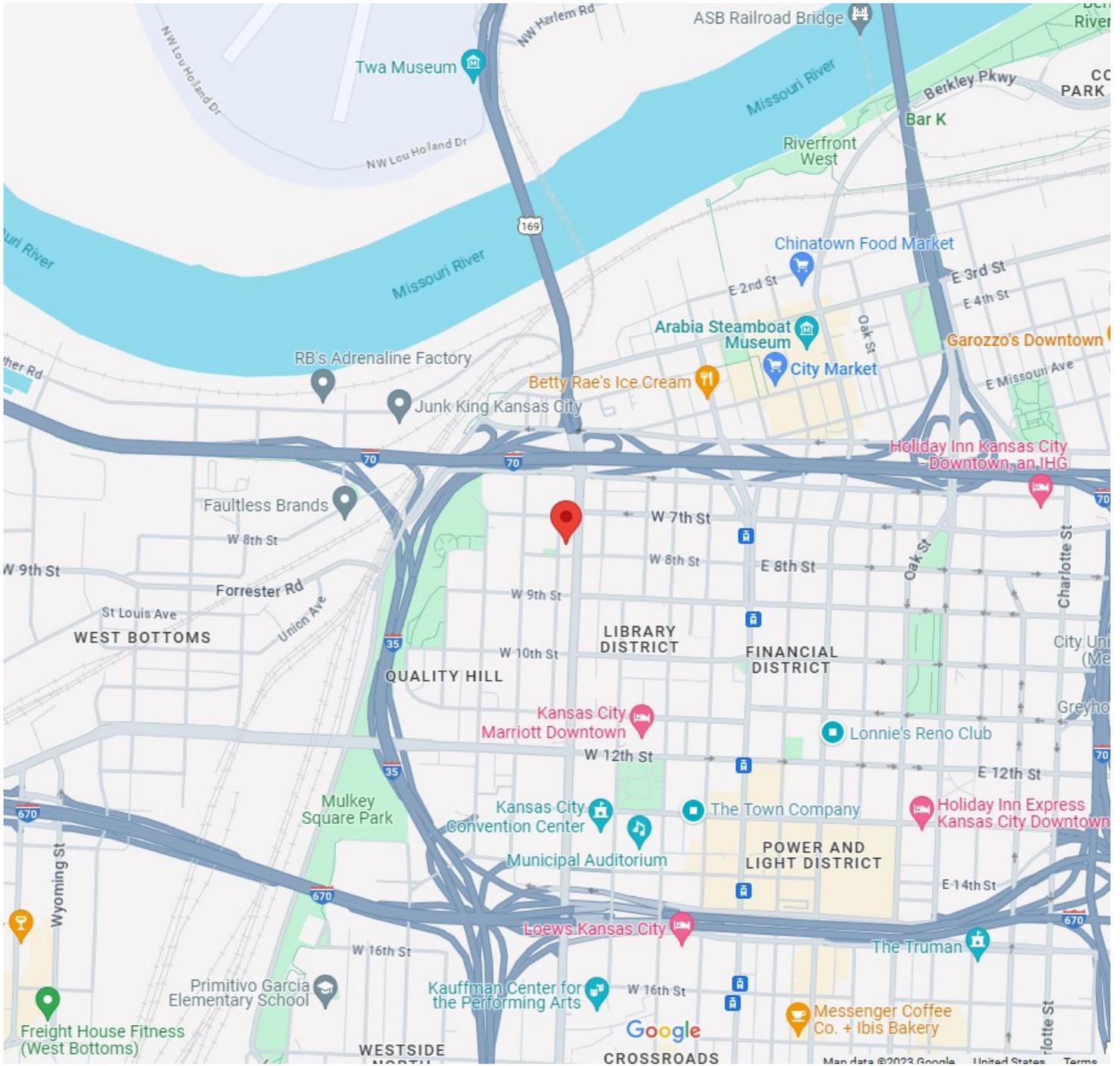
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