



FOR SALE

\$475,000.00
6,900 SF



PROPERTY FEATURES

Value add investment property, sold 'As Is'. One tenant in approximately 1440 SF on the lower level. Approximately 5180 SF on the main floor, 1720 SF on the upper floor. The main floor could be occupied by one user, or easily divided into 3 suites and 4 small offices upstairs for 1-4 users. Located in Woodbine Office Condos. Monthly fee to condominium association for lawn & landscape, snow removal, exterior maintenance and insurance. 20.05% of ownership. Ask about monthly fees.



- Price: \$475,000.00
- Year Built: 1989
- Property Type: Office
- Parking Ratio: 4/1,000 SF
- Building Class: B
- Zoning Description: C-3, general commercial
- Lot Size: Footprint

Berkshire Hathaway HomeServices Stein & Summers Real Estate

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**BERKSHIRE
HATHAWAY**
HOMESERVICES

STEIN & SUMMERS
REAL ESTATE

COMMERCIAL

MO Lic #: 1999020688, KS Lic #: BR00003466
1007 E. St. Martins Dr. Saint Joseph, MO 64506

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3715 Beck Road, Building D, Saint Joseph, MO 64506

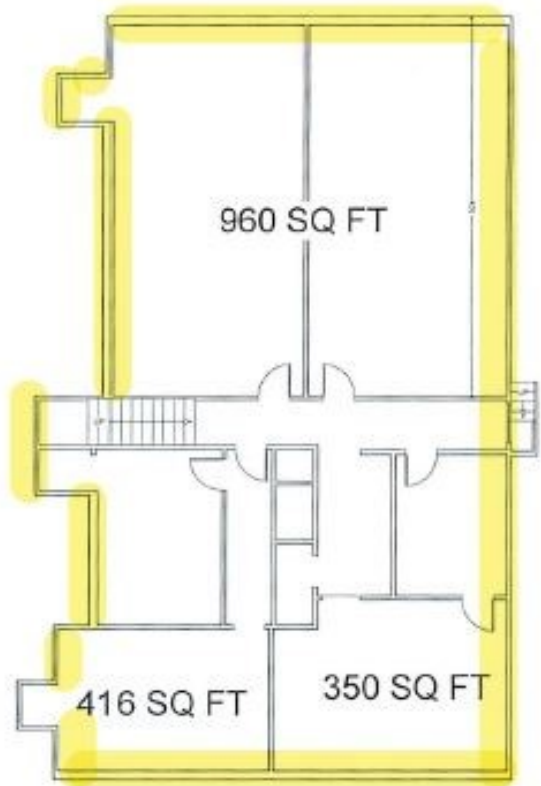
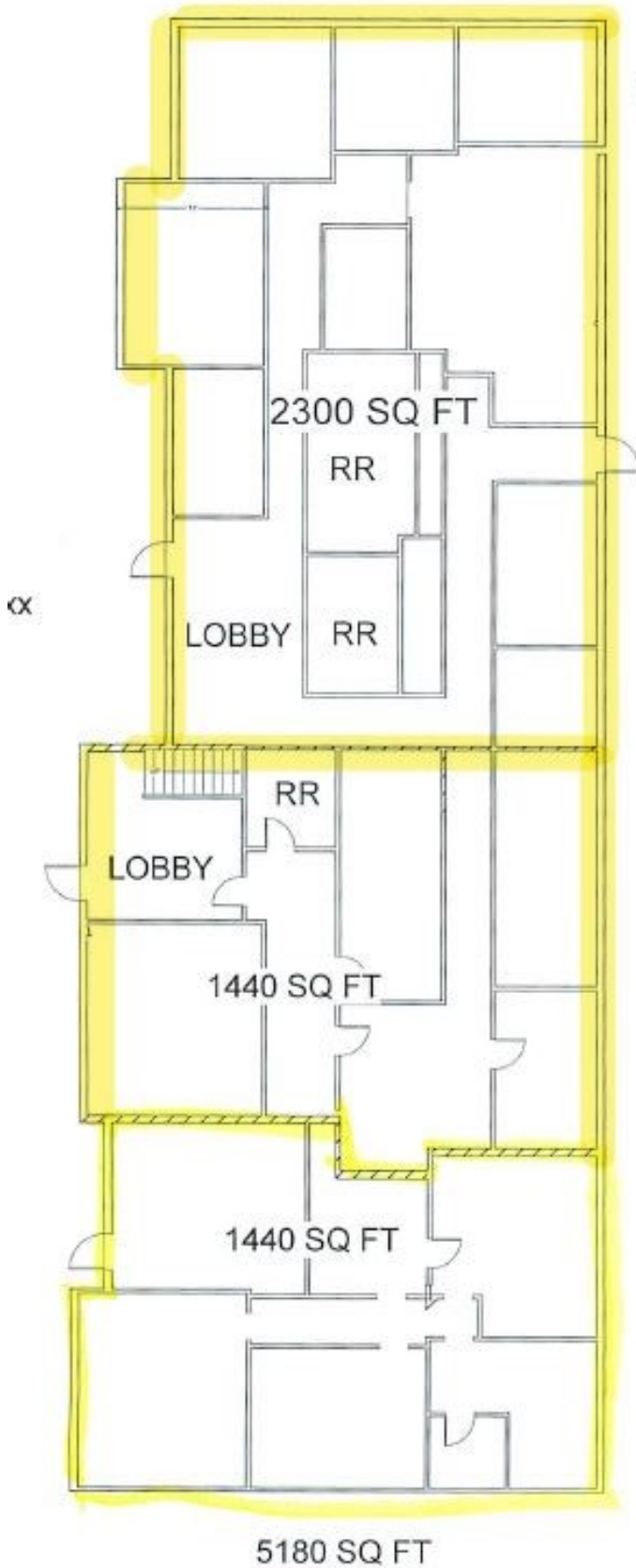
VALUE ADD

ANNUAL PROPERTY OPERATING DATA 07/22/24

				<u>Comments</u>
Name: Proforma Estimate				
Address: 3715 Beck Road - Bld D				
Proposed Improvements on 6860 sq ft	\$20M/sf	Price:	\$475,000.00	
Interest during Lease period - one yr	8%		\$137,200.00	
			<u>\$48,000.00</u>	
Total Cost of Investment			\$660,200.00	
Proposed Loan @ 75%	8%	Loans:	\$495,150.00	
Equity Required		Equity:	\$165,050.00	
Date: 8/1/24				
GROSS SCHEDULED RENTAL INCOME	<u>Sq. Ft.</u>	<u>Price/SF</u>		
2300 sq. ft	2300	\$16.00	\$36,800.00	
1440 sq. ft	1440	\$12.00	\$17,280.00	-
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2nd Floor - Net Rentable	<u>1720</u>	\$14.00	<u>\$24,080.00</u>	-
TOTAL GROSS INCOME	6900		\$95,440.00	
Less: Vacancy and Credit Losses:		6.00%	<u>\$5,726.40</u>	
GROSS OPERATING INCOME			\$89,713.60	
Less: Operating Expenses				
Accounting and Legal			\$250.00	
Advertising, Licenses and Permits			\$100.00	
Property Insurance		\$0.70	\$4,830.00	.70 per sq. ft
Property Management		3.00%	\$2,691.41	
Payroll - Resident Manager			\$0.00	
Other			\$0.00	
Personal Property Taxes			\$0.00	
Real Estate Taxes		\$1.20	\$8,280.00	\$1.20 per sf
Repairs and Maintenance			\$1,200.00	
Services - Association Dues			\$9,600.00	
Janitor 2nd Floor			\$3,600.00	
Internet			\$0.00	
Other			\$0.00	
Supplies			\$250.00	
Utilities - Electricity		\$2.10	\$3,612.00	1720 sf - 2nd Fl
Gas and Oil			\$0.00	
Sewer			\$1,200.00	
Water			\$1,200.00	
Telephone			\$0.00	
Other			\$0.00	
Miscellaneous			<u>\$500.00</u>	
TOTAL OPERATING EXPENSES			\$37,313.41	
NET OPERATING INCOME			\$52,400.19	
Less: Total Annual Debt			\$49,684.00	
CASH FLOW BEFORE TAXES			\$2,716.19	
Projected Cap Rate:			7.94%	

3715 BECK ROAD

DIVIDED
6860 SQ FT



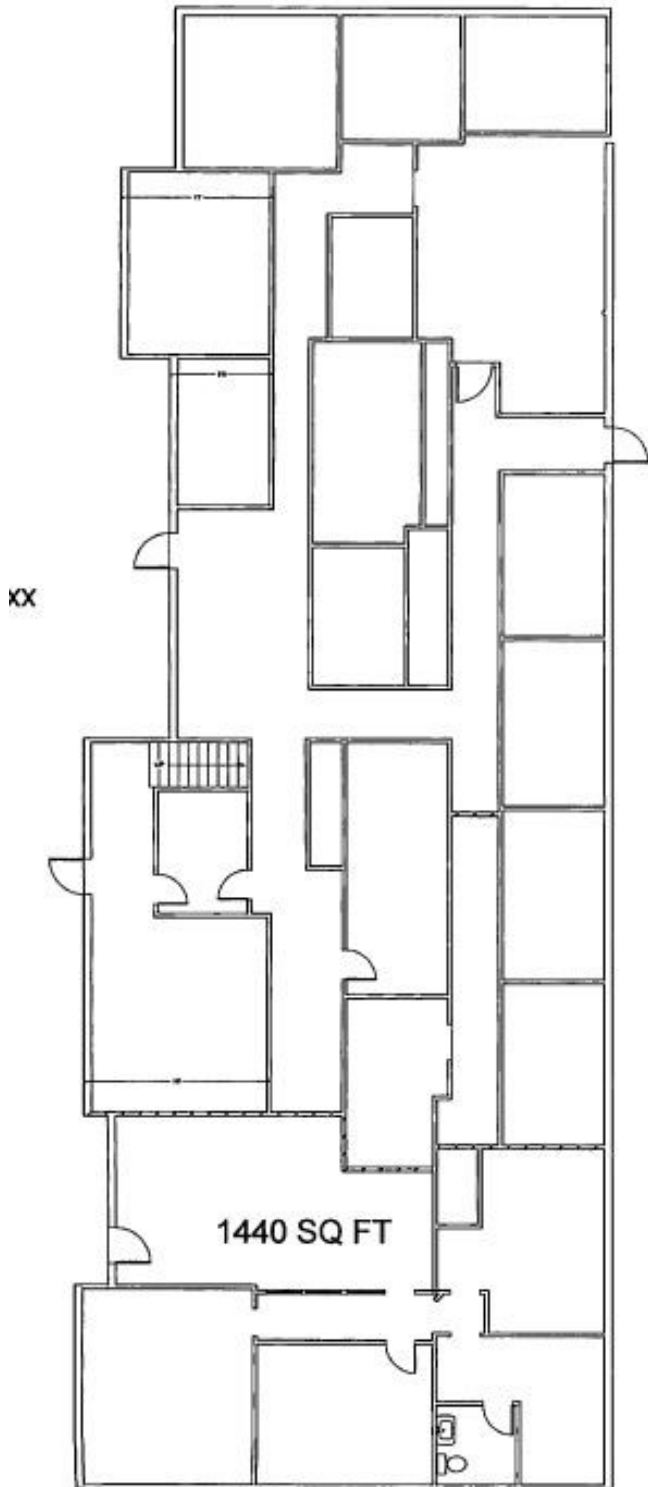
EXISTING

ANNUAL PROPERTY OPERATING DATA 07/22/24

				<u>Comments</u>
Name: Proforma Estimate				
Address: 3715 Beck Road - Bld D		Price:	\$475,000.00	
Proposed Improvements on 6860 sq ft	\$20M/sf		\$137,200.00	
Interest during Lease period - one yr	8%		<u>\$48,000.00</u>	
Total Cost of Investment			\$660,200.00	
Proposed Loan @ 75%	8%	Loans:	\$495,150.00	
Equity Required		Equity:	\$165,050.00	
Date: 8/1/24				
GROSS SCHEDULED RENTAL INCOME	<u>Sq. Ft.</u>	<u>Price/SF</u>		
2300 sq. ft	2300	\$12.00	\$27,600.00	
1440 sq. ft	1440	\$8.00	\$11,520.00	-
1440 sq. ft	1440	\$8.00	\$11,520.00	-
2nd Floor - Net Rentable	<u>1720</u>	\$10.00	<u>\$17,200.00</u>	-
TOTAL GROSS INCOME	6900		\$67,840.00	
Less: Vacancy and Credit Losses:		6.00%	<u>\$4,070.40</u>	
GROSS OPERATING INCOME			\$63,769.60	
Less: Operating Expenses				
Accounting and Legal			\$250.00	
Advertising, Licenses and Permits			\$100.00	
Property Insurance		\$0.70	\$4,830.00	.70 per sq. ft
Property Management		3.00%	\$1,913.09	
Payroll - Resident Manager			\$0.00	
Other			\$0.00	
Personal Property Taxes			\$0.00	
Real Estate Taxes		\$1.20	\$8,280.00	\$1.20 per sf
Repairs and Maintenance			\$1,200.00	
Services - Association Dues			\$9,600.00	
Janitor 2nd Floor			\$3,600.00	
Internet			\$0.00	
Other			\$0.00	
Supplies			\$250.00	
Utilities - Electricity		\$2.10	\$3,612.00	1720 sf - 2nd Fl
Gas and Oil			\$0.00	
Sewer			\$1,200.00	
Water			\$1,200.00	
Telephone			\$0.00	
Other			\$0.00	
Miscellaneous			<u>\$500.00</u>	
TOTAL OPERATING EXPENSES			\$36,535.09	
NET OPERATING INCOME			\$27,234.51	
Less: Total Annual Debt			\$49,684.00	
CASH FLOW BEFORE TAXES			-\$22,449.49	
Projected Cap Rate:			4.13%	

3715 BECK ROAD
BLDG D

TOTAL SQ FT ESTIMATED
6860 ST



5180 SQ FT RENTABLE

