

10 Year Anchor Tenant Placed

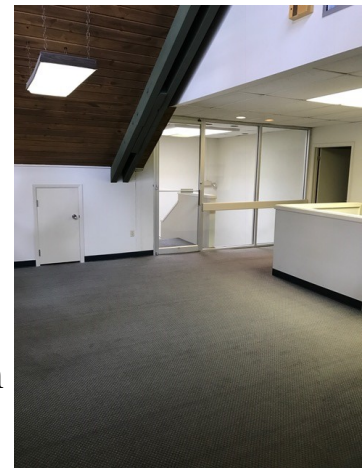
1555 E 2nd-Wichita, KS



- *Building situated on approx. 25,209 sq. ft lot (.5 acres +/-)*
- *Zoning is central business district*
- *Building Square footage is approximately 9,400 Square Feet*
- *Anchor pays all NNN until available units are leased (see page 2).*

Main Level and secondary building on adjacent lot currently occupied by Orkin Pest Control (Rollins, Inc.) on a 10 year lease (commenced November 1, 2016). Building originally constructed in 1974 with extensive remodeling in late 2016 and September 2018. Extensive T/I's just completed on 1st floor with additional lower level improvements and new second floor restroom. At full lease up, NOI is projected at \$66,893.

Price: **\$800,000**



WILL HARMON

KELLER WILLIAMS SIGNATURE PARTNERS

CELL: 316-208-7100

EMAIL: WILL @KW.COM

INCOME PROJECTIONS:

UNIT:	% of Overall Building	Status	Annual Base Rent	Aliquot NNN	Total Annual Rent	Total Monthly Rent	Base \$ Per Ft.	Total \$ per Ft.
Basement (1,950 Square Feet)	20.74%	Vacant	\$7,800.00	\$5,878.10	\$13,678.10	\$1,139.84	\$4.00	\$7.0144
Main Level (4,176 Square Feet)**	44.42%	Leased	\$37,799.00	\$12,589.44	\$50,388.44	\$4,199.04	\$9.05	\$12.0662
Upper Level (3,276 Square Feet)	34.84%	Vacant	\$21,294.00	\$9,874.29	\$31,168.29	\$2,597.36	\$6.50	\$9.5141
Total (9,402 Square Feet)	100.00%		\$66,893.00	\$28,341.83	\$95,234.83	\$7,936.24		

PROJECTED NNN EXPENSES:

	Total Annual	Monthly
Property Taxes 2019	\$13,308.25	\$1,109.02
Insurance:	\$3,270.00	\$272.50
Water Sewer:	\$2,400.00	\$200.00
Garbage:	\$3,600.00	\$300.00
Grounds:	\$500.00	\$41.67
Maintainance:	\$1,250.00	\$104.17
Management:	\$4,013.58	\$334.47
Power/HVAC: *Tenants reimb. Orkin	\$0.00	\$0.00
Total:	\$28,341.83	\$2,361.82

SUMMARY:

Total Rents:	\$95,234.83
Total Expenses (\$3.02 Sq.Ft.)	-\$28,341.83
NOI	\$66,893.00

*Tenants reimburse Orkin for HVAC & power monthly

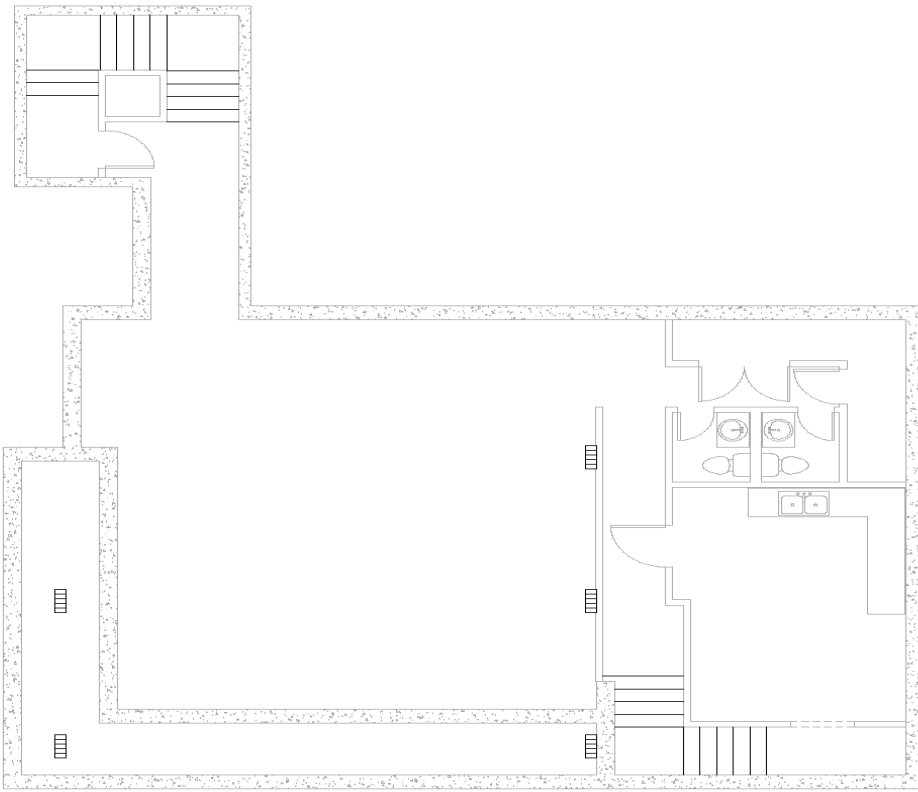
** Main level tenant currently pays all NNN until vacancy filled





GIS Aerial Map





A

1/4" = 1'-0"

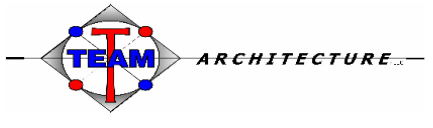
BASEMENT FLOOR PLAN
GROSS FLOOR AREA = 1,950 S.F.



**ZIEGLER LEASE BUILDING
REMODEL**

1555 E. FIRST STREET
WICHITA, KANSAS

P.O. Box 43
Andover, KS 67002
(316) 347-7155
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PRINTS ISSUED
APRIL 22, 2016 - REVIEW

Project No. **TEAM**
T16-007 Checked: DGA
BASEMENT FLOOR PLAN

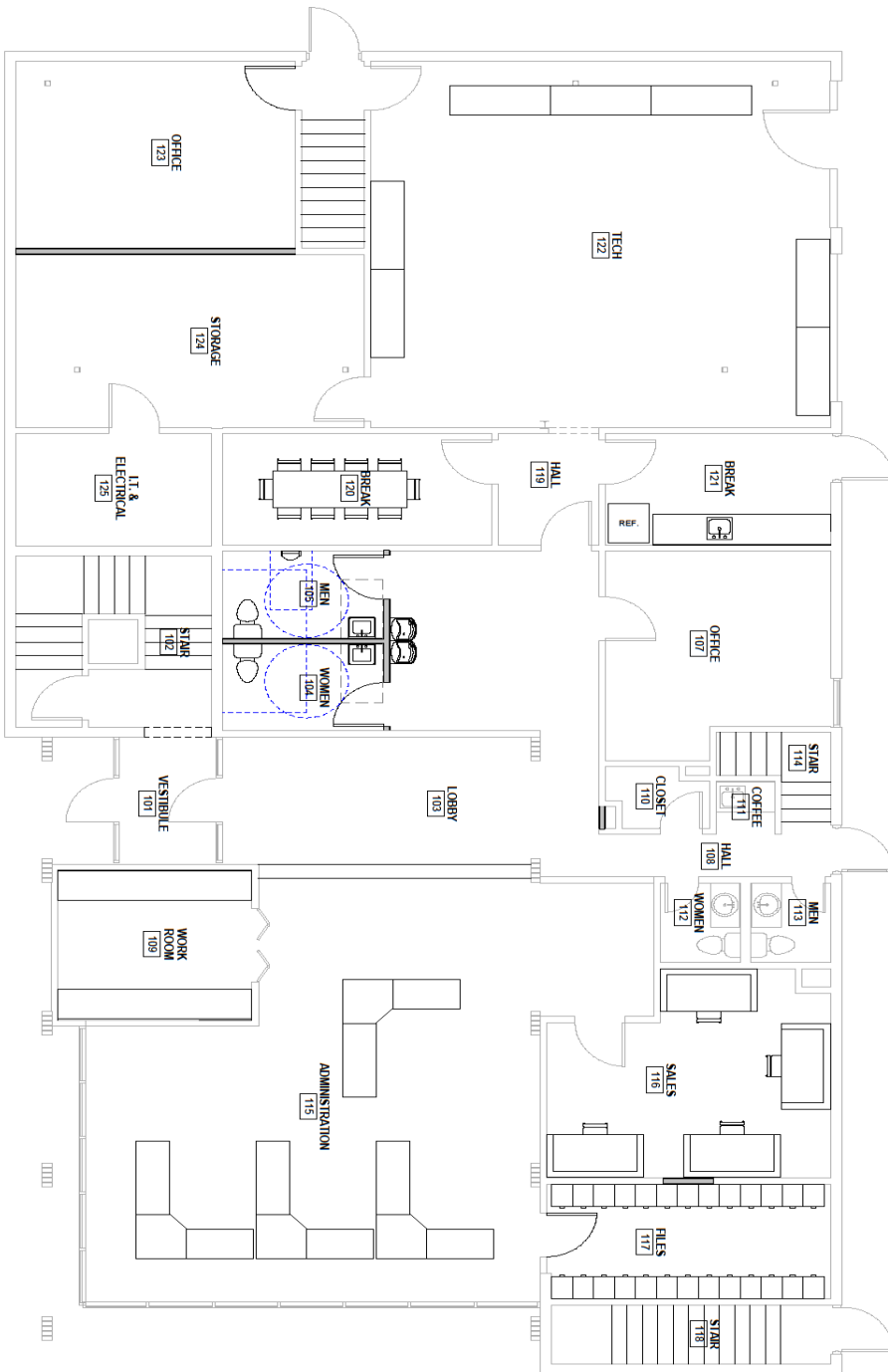
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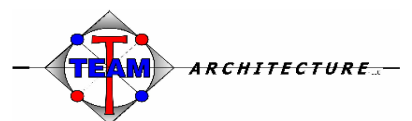


A FIRST FLOOR PLAN
 GROSS FLOOR AREA = 4,178 S.F.
 1/4" = 1'-0"
 0 2 4 6 8
 NORTH

ZIEGLER LEASE BUILDING REMODEL

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Project No: **TA16-007**
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 Checked: **DOA**
 FIRST FLOOR PLAN

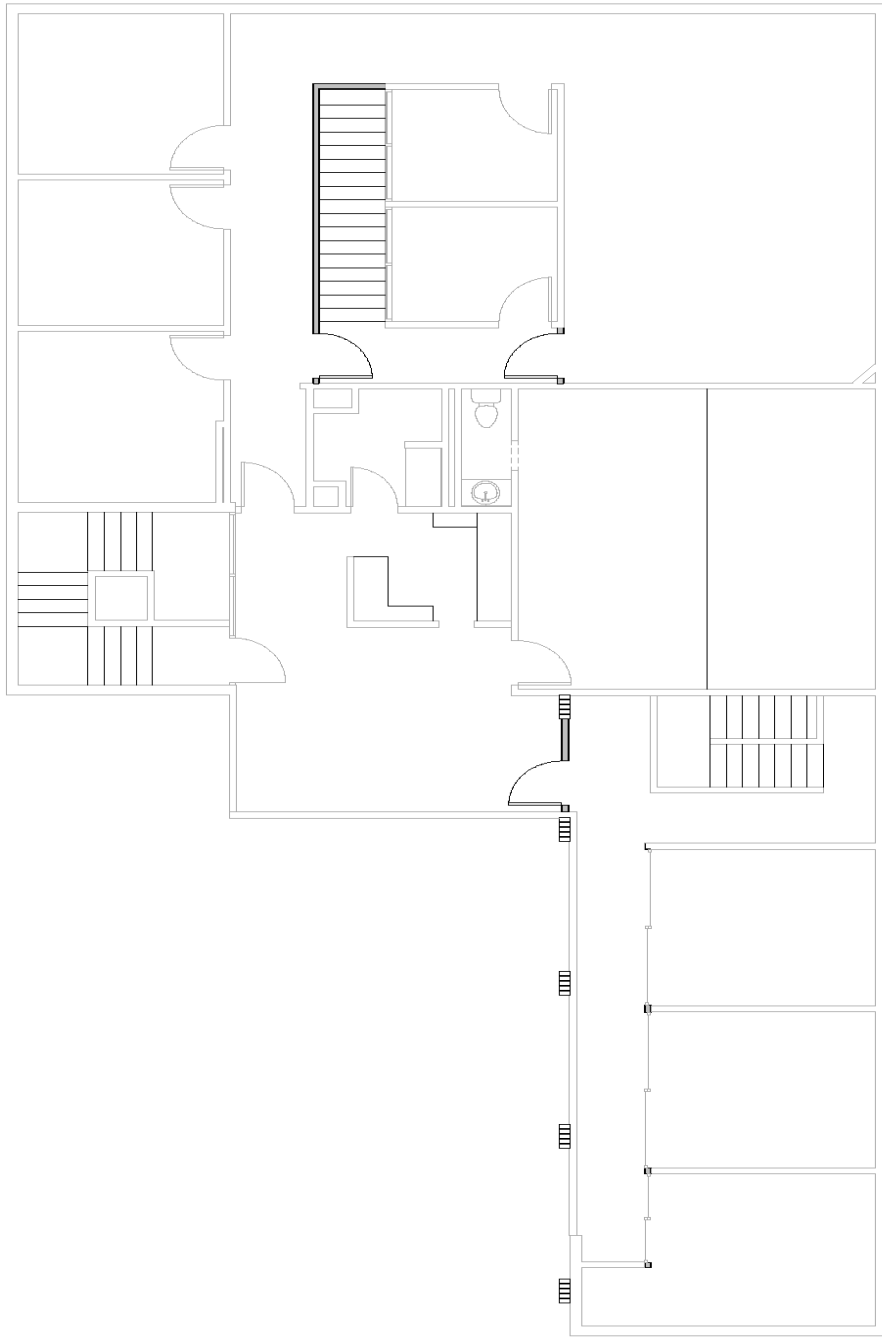
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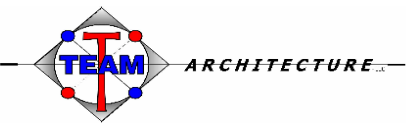


A SECOND FLOOR PLAN
 1/4" = 1'-0"
 GROSS FLOOR AREA = 3,276 S.F.
 NORTH

**ZIEGLER LEASE BUILDING
 REMODEL**

1555 E. FIRST STREET
 WICHITA, KANSAS

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 SECOND FLOOR PLAN



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