



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



Investment Opportunity

Multiple Rental Properties St. Joseph, Missouri

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Description

- Multiple rental properties available in St. Joseph, Missouri bundled up into one investment opportunity.
- CAP RATE: 13.3%
- 2601 Lafayette: Retail - Fully Leased
- 2720 Lafayette: Tri-plex - Fully Leased
- 3405 Lafayette: Single Family Rental
- 1522 S 10th St: Industrial - 15,300 SF
- 1017 N 19th St: Four-plex - 50% Occupied
- Utilities:
 - Electrical: KCP&L
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph

Property Feature Sheet



Multiple Rental Properties Investment Opportunity

Investment

Properties: 2601 Lafayette - Retail Building
1522-24 S 10th - Industrial Building
3405 Lafayette - House
2718-20 Lafayette - Four-plex
1017 N 9th - Three-plex

Cap Rate: 13.3%

Water: Missouri American Water Co.

Gas: Missouri Gas Energy

Electricity: KCP&L

Sewer: City of St. Joseph

Taxes 2015

2601 Lafayette: \$1,300
2720 Lafayette: \$ 577
3405 Lafayette: \$ 404
1522 S 10th St: \$2,256
1017 N 19th St: \$ 560

For Sale: \$500,000.00

Heartland

MLS: 1967970

Loopnet #: 19542670

MLS #: 111515, 111516, 111518, 111519,
111520

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.



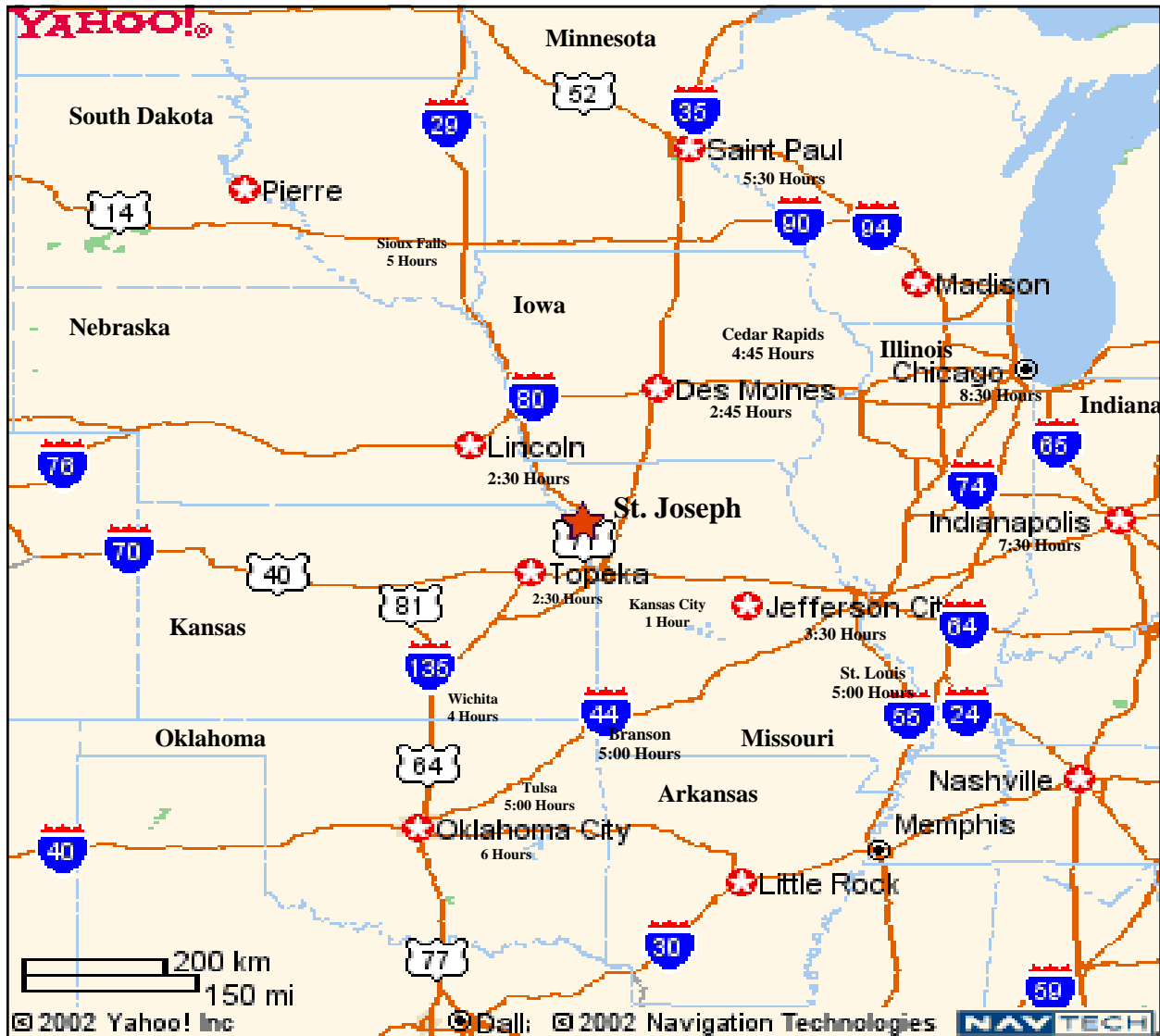
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MARKS - BOOKER ENTERPRISES PROFORMA

Friday, April 29, 2016

	<u>2601 Lafayette</u>	<u>1522-24 S 10th</u>	<u>3405 Lafayette</u>	<u>2718-20 Lafayette</u>	<u>1017 N 19th</u>	<u>TOTALS</u>
	<u>Comm Bld</u>	<u>Com Bld</u>	<u>2 BR House</u>	<u>3 Plex</u>	<u>4 Plex</u>	
GROSS SCHEDULED INCOME	\$24,000.00	\$23,100.00	\$6,900.00	\$18,900.00	\$16,800.00	\$89,700.00
Plus: Other Income	\$100.00					\$100.00
TOTAL GROSS INCOME	\$24,100.00	\$23,100.00	\$6,900.00	\$18,900.00	\$16,800.00	\$89,800.00
Less: Vacancy & Credit Loss - 7%	\$1,680.00	\$1,617.00	\$483.00	\$1,323.00	\$1,176.00	\$6,279.00
GROSS OPERATING INCOME	\$22,420.00	\$21,483.00	\$6,417.00	\$17,577.00	\$15,624.00	\$83,521.00
Less: Operating Expenses						
Accounting and Legal	\$0.00					\$0.00
Advertising, Licenses/Permits	\$0.00					\$0.00
Property Insurance	\$797.00	\$1,303.00		\$600.00	\$600.00	\$3,300.00
Property Management - 5%	\$1,200.00	\$1,155.00	\$345.00	\$945.00	\$840.00	\$4,485.00
Payroll: Resident Mgt	\$0.00					\$0.00
Other	\$0.00					\$0.00
Taxes-Workmens's Cp	\$0.00					\$0.00
Personal Property Taxes	\$0.00					\$0.00
Real Estate Taxes	\$1,326.00	\$2,100.00	\$565.00	\$760.00	\$700.00	\$5,451.00
Repair and Maintenance	\$0.00					\$0.00
Services: Elevator	\$0.00					\$0.00
Janitorial	\$0.00					\$0.00
Lawn	\$0.00					\$0.00
Pool	\$0.00					\$0.00
Rubbish	\$0.00					\$0.00
Other	\$0.00					\$0.00
Supplies	\$0.00					\$0.00
Utilities: Electricity	Tenant Pays					\$0.00
Gas and Oil	Tenant Pays					\$0.00
Sewer & Water	Tenant Pays	\$1,800.00		\$2,400.00	\$2,400.00	\$6,600.00
Telephone	\$0.00					\$0.00
Cable and Internet	\$0.00					\$0.00
Miscellaneous - Trash	\$0.00			\$439.92	\$439.92	\$879.84
<u>TOTAL OPERATING EXPENSES</u>	<u>\$3,323.00</u>	<u>\$6,358.00</u>	<u>\$910.00</u>	<u>\$5,144.92</u>	<u>\$4,979.92</u>	\$20,715.84
NET OPERATING INCOME	\$19,097.00	\$15,125.00	\$5,507.00	\$12,432.08	\$10,644.08	\$62,805.16
Less: Total Annual Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CASH FLOW BEFORE TAXES	\$19,097.00	\$15,125.00	\$5,507.00	\$12,432.08	\$10,644.08	\$62,805.16
Target Numbers	\$159,141.67	\$126,041.67	\$45,891.67	\$103,600.67	\$88,700.67	\$523,376.33

Drive Time Map



Drive Times to St. Joseph, Missouri are all approximate.

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COMMUNITY INTERNET SITES

St. Joseph Metro Chamber

www.saintjoseph.com

City of St. Joseph

www.ci.st-joseph.mo.us

St. Joseph Convention and Visitors Bureau

www.stjomo.com

Demographic Web Site:

www.nwmoinfo.org

Buchanan County

www.co.buchanan.mo.us

St. Joseph News Press

www.newspressnow.com

St. Joseph School District

www.sjsd.k12.mo.us

Missouri Western State University

www.missouriwestern.edu

Albrecht-Kemper

www.albrecht-kemper.org

Allied Arts Council

www.stjoearts.org

St. Joseph Museum

www.stjosephmuseum.org

Areaguide Saint Joseph

<http://saintjosephmo.areaguides.net>

Patee House Museum

www.ponyexpressjessejames.com



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