



For Sale



For more information please contact:

David Havens

Senior Broker

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For Sale



PROPERTY OVERVIEW

Retail/Office Building with residential lofts for sale in Downtown Springfield, MO. Property is located on the corner of Walnut St & Market Ave.

PROPERTY HIGHLIGHTS

- Corner Lot.
- Great Visibility.
- Easy Access.
- Located in Downtown Springfield.

PROPERTY SUMMARY

Sale Price:	\$2,150,000
Cap Rate:	7.3%
NOI:	\$156,980
Lot Size:	0 Acres
Building Size:	21,000 SF
Building Class:	A
Year Built:	1925
Renovated:	2008
Zoning:	Commercial
Market:	Springfield, MO
Sub Market:	Downtown Springfield, MO
Cross Streets:	S Market Ave



For Sale

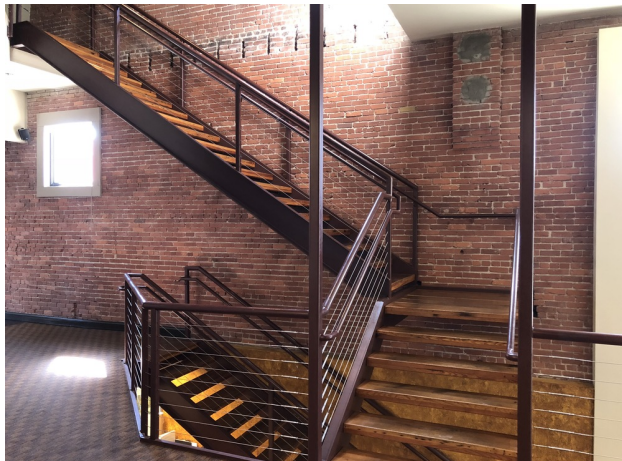
INCOME SUMMARY	DIFFENDERFFER BUILDING	PER SF
Base Rent	\$171,852	\$8.18
NNN Reimbursable	\$6,837	\$0.33
GROSS INCOME	\$178,689	\$8.51
EXPENSE SUMMARY	DIFFENDERFFER BUILDING	PER SF
Vacancy 5% of Lofts	\$2,025	\$0.10
Management Fee 4%	\$7,147	\$0.34
Water/Sewer	\$2,400	\$0.11
Sprinkler Monitoring	\$516	\$0.02
Property Insurance	\$1,800	\$0.09
Taxes	\$6,500	\$0.31
Common Area Cleaning	\$600	\$0.03
Trash	\$720	\$0.03
GROSS EXPENSES	\$21,708	\$1.03
NET OPERATING INCOME	\$156,980	\$7.48



431 W WALNUT ST, SPRINGFIELD, MO 65806

ADDITIONAL PHOTOS

For Sale





431 W WALNUT ST, SPRINGFIELD, MO 65806

RETAILER MAP



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





For Sale



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,479	92,924	180,415
MEDIAN AGE	26.6	31.1	34.2
MEDIAN AGE (MALE)	27.1	30.3	32.9
MEDIAN AGE (FEMALE)	26.5	32.2	35.4

HOUSEHOLDS & INCOME 1 MILE 3 MILES 5 MILES

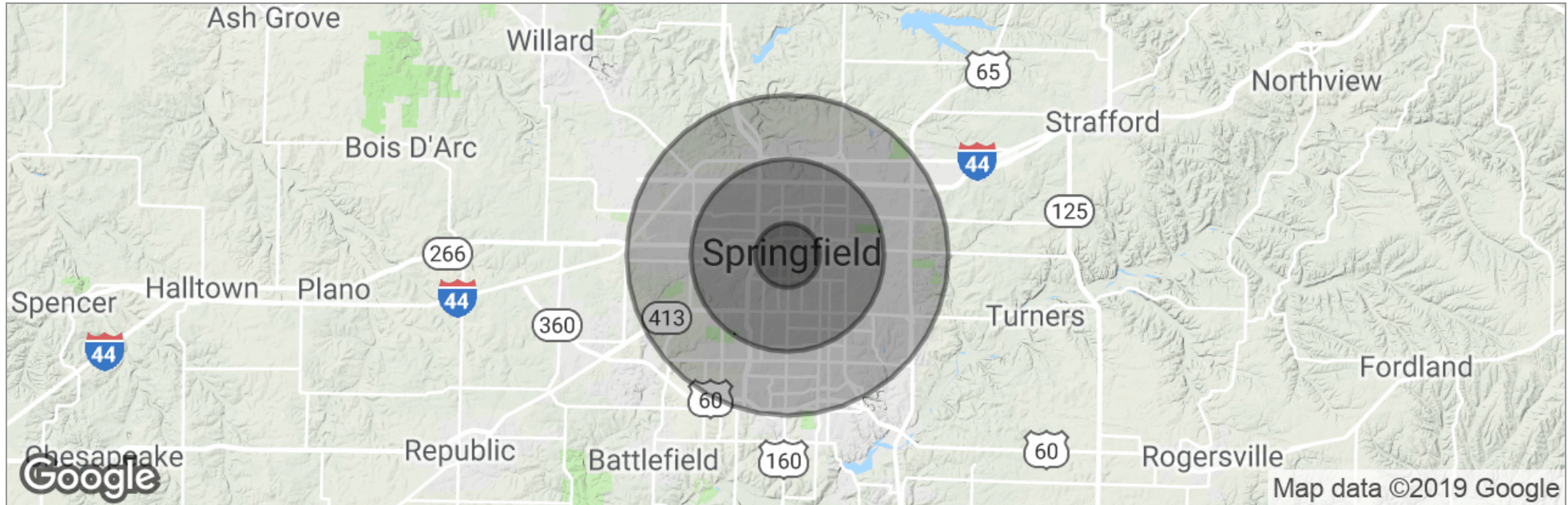
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,241	38,482	78,684
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$27,101	\$37,666	\$41,636
AVERAGE HOUSE VALUE	\$113,145	\$115,959	\$117,481

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	1 Mile	3 Miles	5 Miles
Total Population	15,479	92,924	180,415
Population Density	4,927	3,287	2,297
Median Age	26.6	31.1	34.2
Median Age (Male)	27.1	30.3	32.9
Median Age (Female)	26.5	32.2	35.4
Total Households	6,241	38,482	78,684
# of Persons Per HH	2.5	2.4	2.3
Average HH Income	\$27,101	\$37,666	\$41,636
Average House Value	\$113,145	\$115,959	\$117,481

* Demographic data derived from 2010 US Census



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Memberships & Affiliations

CCIM, ICSC, NAR, MAR.

Education

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR