



For Sale



For more information please contact:

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Senior Broker

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For Sale



PROPERTY SUMMARY

Sale Price:	\$6,840,500
Cap Rate:	7.5%
NOI:	\$513,031
Lot Size:	3.62 Acres
Building Size:	44,830 SF
Building Class:	A
Year Built:	1961
Renovated:	2012
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	S Woodward Ave

PROPERTY OVERVIEW

Great office building that houses the Missouri Career center in Springfield, Missouri. Property also includes a free standing retail out parcel leased by Kum & Go Convenience Stores.

Owner/Agent

PROPERTY HIGHLIGHTS

- Strong tenant base.
- Great visibility.
- Lots of parking space.
- High traffic volume.
- Easy Access.



For Sale

INCOME SUMMARY

MISSOURI CAREER CENTER / KUM & GO

PER SF

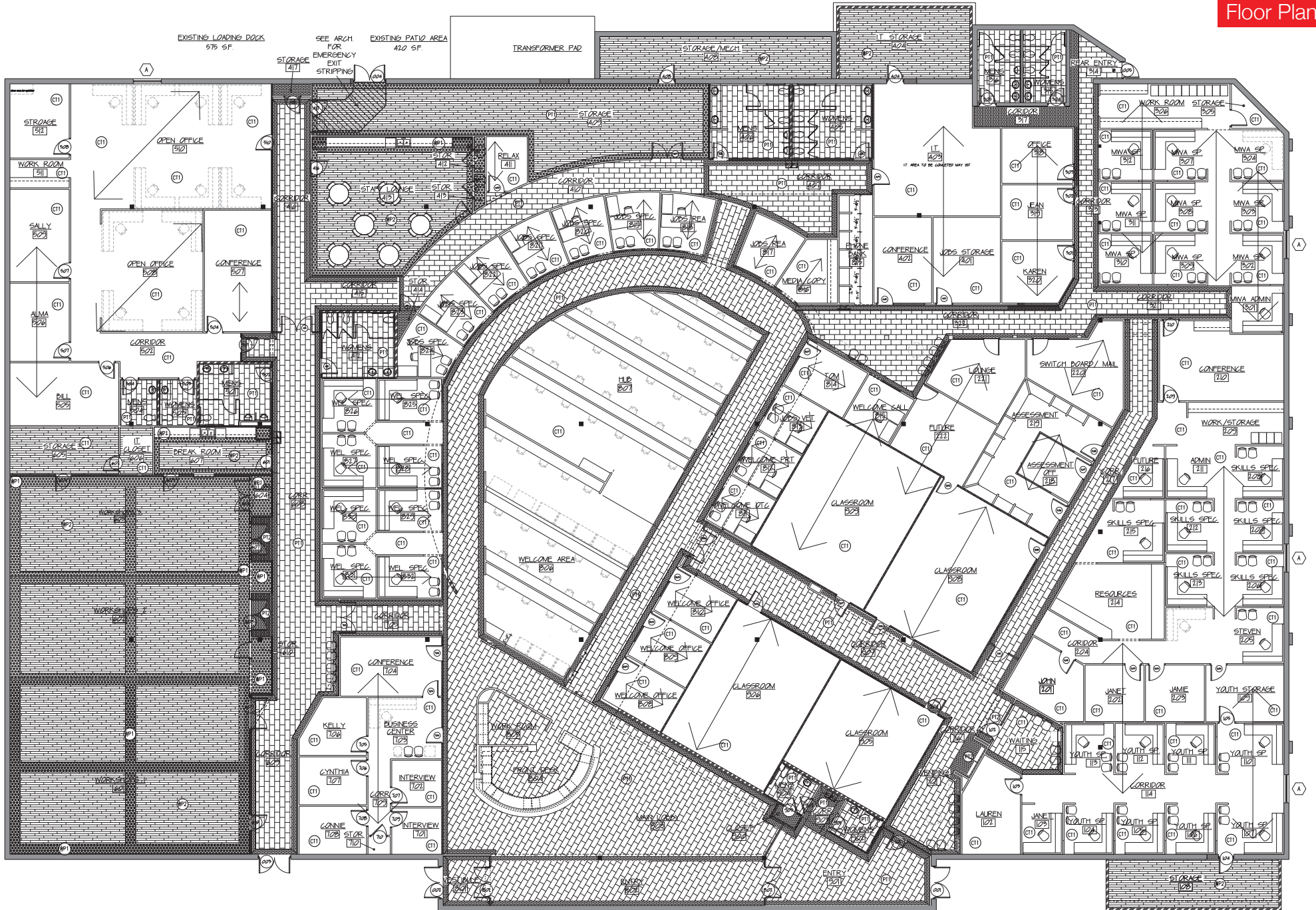
Career Center: Base Rent	\$456,860	\$10.19
Kum&Go: Base Rent	\$135,000	\$3.01
Convoy of Hope Donation Home	\$1,200	\$0.03
GROSS INCOME	\$593,060	\$13.23

EXPENSE SUMMARY

MISSOURI CAREER CENTER / KUM & GO

PER SF

Career Center taxes (paid by landlord)	\$60,154	\$1.34
Career Center insurance (paid by landlord)	\$5,216	\$0.12
Career Center maintenance (paid by landlord)	\$14,658	\$0.33
GROSS EXPENSES	\$80,029	\$1.79
NET OPERATING INCOME	\$513,031	\$11.44





2900 E Sunshine



2900 E SUNSHINE ST, SPRINGFIELD, MO 65804

ADDITIONAL PHOTOS

For Sale



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.



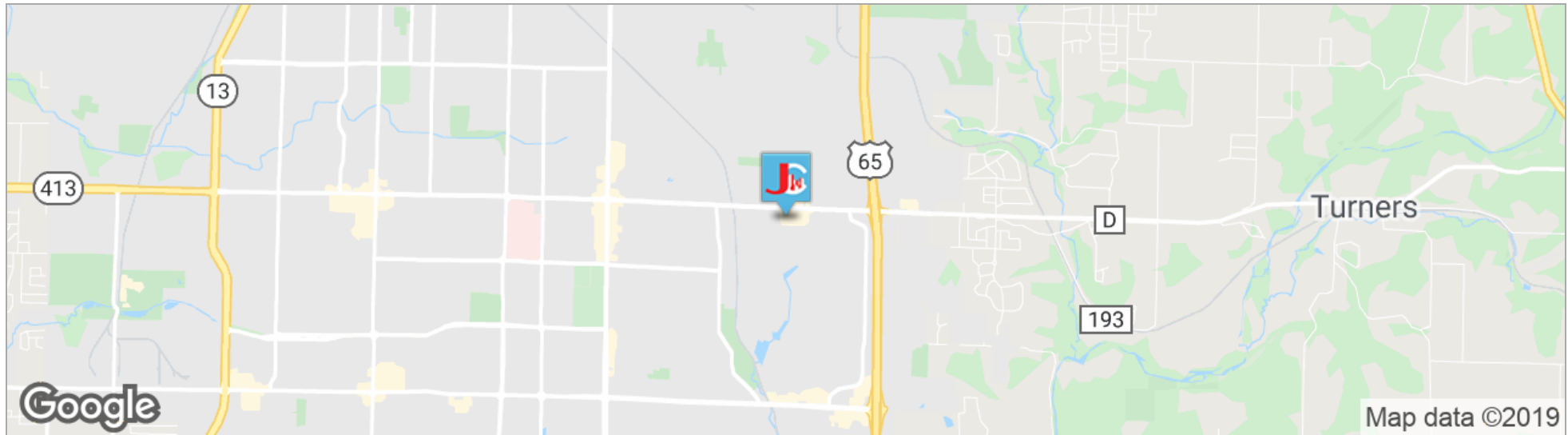
2900 E Sunshine



2900 E SUNSHINE ST, SPRINGFIELD, MO 65804

LOCATION MAPS

For Sale



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,626	51,362	133,484
MEDIAN AGE	35.9	37.6	35.6
MEDIAN AGE (MALE)	32.2	35.5	34.1
MEDIAN AGE (FEMALE)	38.5	39.2	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,898	24,231	58,725
# OF PERSONS PER HH	2.2	2.1	2.3
AVERAGE HH INCOME	\$48,217	\$55,425	\$53,377
AVERAGE HOUSE VALUE	\$131,989	\$164,347	\$182,277

PROPERTY HIGHLIGHTS

- Strong tenant base.
- Great visibility.
- Lots of parking space.
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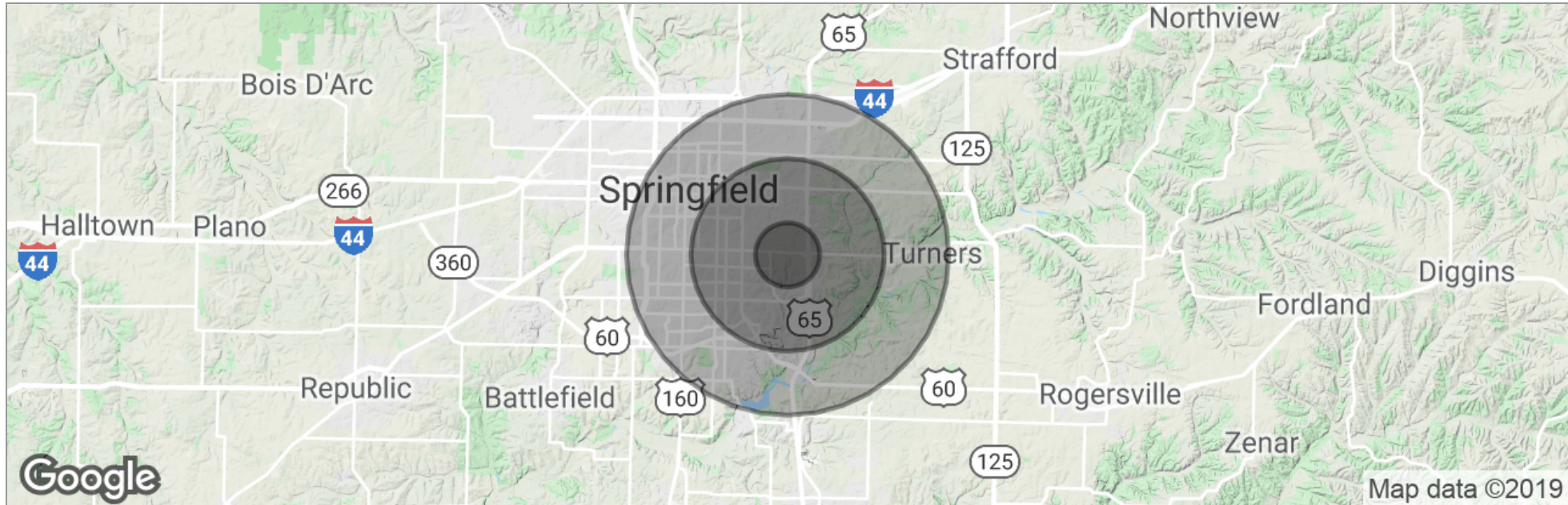


Google

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For Sale



	1 Mile	3 Miles	5 Miles
Total Population	10,626	51,362	133,484
Population Density	3,382	1,817	1,700
Median Age	35.9	37.6	35.6
Median Age (Male)	32.2	35.5	34.1
Median Age (Female)	38.5	39.2	37.0
Total Households	4,898	24,231	58,725
# of Persons Per HH	2.2	2.1	2.3
Average HH Income	\$48,217	\$55,425	\$53,377
Average House Value	\$131,989	\$164,347	\$182,277

* 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



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CURTIS JARED
President & CEO



Memberships & Affiliations

BOMA International
ICSC
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National Association of Realtors

Education

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Real Estate License

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